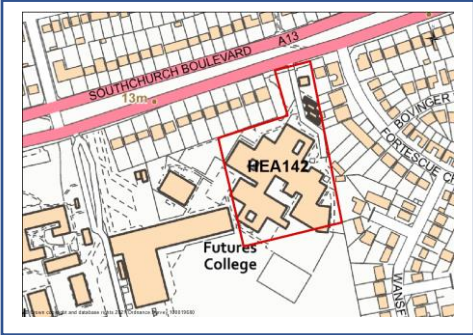


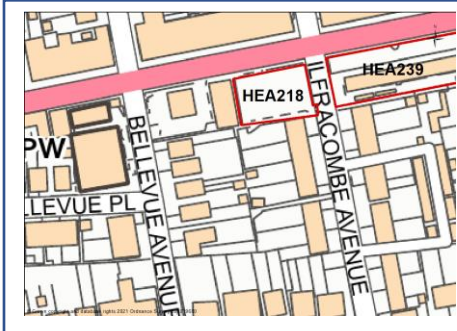


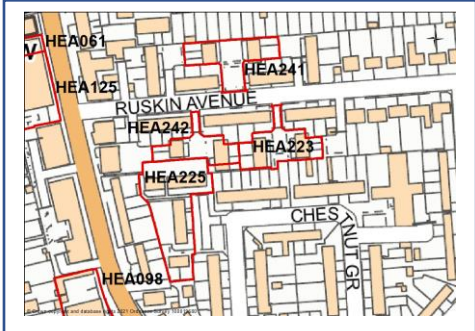

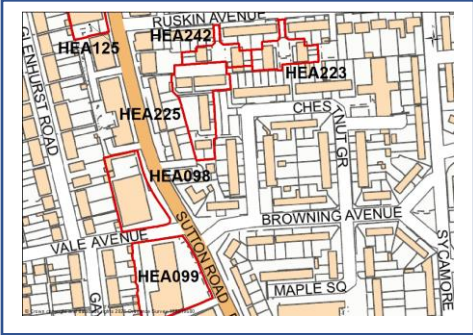




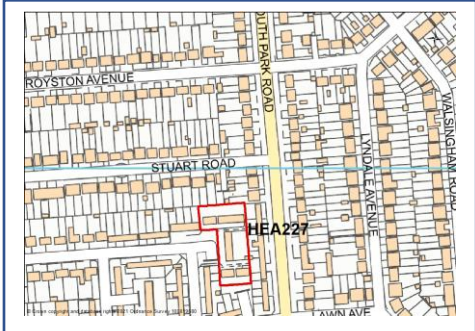

Site Reference:		HEA142										
Address:	School buildings and land, former Futures College, Southchurch Boulevard						<div></div> <div></div>					
Neighbourhood:	Southchurch		Ward:	Southchurch								
Site Category:	URBAN		Size (ha):	1.53								
Planning Permission:	None		Density:	13.06								
Potential Capacity Housing:		Gross 20	Net 20	Proposed Use:	Residential							
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	School buildings							
Context and surroundings:		Site includes school buildings. It is bordered to the rear by residential gardens. Southend High School for Girls is to the west. It forms part of a wider site to be combined for education purposes, with this part of the site intended to be released.										
Summary of constraints:		The site is not allocated / designated in the Development Management Policies Map. The wider college site (to the south) is Protected Green Space.										
	Criteria											Score/Qualitative Assessment
Deliverability	1.1 Site Availability											Site is confirmed to be available by landowner
	1.2 Achievability											Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk											Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area											The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt											Site not located in the Green Belt
	2.4 Landscape											Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland											Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar											Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR											Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR											Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space											Majority of site is not designated as protected open space (99% of site)
	2.10 Impact on TPO											Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone											Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality											Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land											Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument											Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area											Majority of site >50m from conservation area (10% of site)
	3.3 Impact on listed building											Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building											Site does not contain a locally listed building
	3.5 Impact on archaeological assets											Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop											Site is less than 400m from a bus stop
	4.2 Frequency of bus service											>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station											Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network											Performance of existing highway network <40th percentile
5.Hazards	5.1 suitability of residential uses											The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons											Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline											Site does not contain gas pipelines
	5.4 Waste											Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)											Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index											Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land											No loss of designated employment land
	6.3 Community Assets on site											No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy											Site within existing settlement
	6.5 Contribution to regeneration of the urban area											Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school											Site is between 1150km and 2.3km from a primary school
	7.2 Distance to nearest secondary school											Site is less than 400m from a secondary school
	7.3 Distance to nearest healthcare facility											Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space											Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility											Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre											Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre											Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade											Site is between 800m and 1150km from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site											Site is more than 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2											(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses											Number of commercial uses within 2.3km. <20th percentile

Site Reference:		HEA218									
Address:	Car Park, corner of Ilfracombe Avenue and Southchurch Road										
Neighbourhood:	Southchurch	Ward:	Kursaal								
Site Category:	URBAN		Size (ha):	0.075							
Planning Permission:	No		Density:	106.78							
Potential Capacity Housing:	Gross 8	Net 8	Proposed Use:	Residential							
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Car Park							
Context and surroundings:	Car park fronting Southchurch Road. Located adjacent to a Tesco Express/petrol station. In a mixed area, generally low-rise with retail, services and residential uses.										
Summary of constraints:	Brownfield site that is relatively free of constraints with No designated use. May require justification for loss of parking. The site may also be contaminated: this requires further investigation.										
	Criteria										Score/Qualitative Assessment
Deliverability	1.1 Site Availability										Site is confirmed to be available by landowner
	1.2 Achievability										Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt										Site not located in the Green Belt
	2.4 Landscape										Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland										Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO										Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone										Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building										Site does not contain a locally listed building
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop										Site is less than 400m from a bus stop
	4.2 Frequency of bus service										>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station										Site is less than 400m from a train station
	4.4 Performance of existing highway network										Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons										Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline										Site does not contain gas pipelines
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index										Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land										No loss of designated employment land
	6.3 Community Assets on site										No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy										Site within existing settlement
	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school										Site is less than 400m from a primary school
	7.2 Distance to nearest secondary school										Site is between 400m and 800m from a secondary school
	7.3 Distance to nearest healthcare facility										Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space										Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility										Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre										Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre										Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade										Site is less than 400m from a town/ district/ local centres / parade OR is of a scale (define?) that could deliver a new local centre / parade
	7.9 Distance to nearest designated employment site										Site is between 1150km and 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2										(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. 40th – 60th percentile

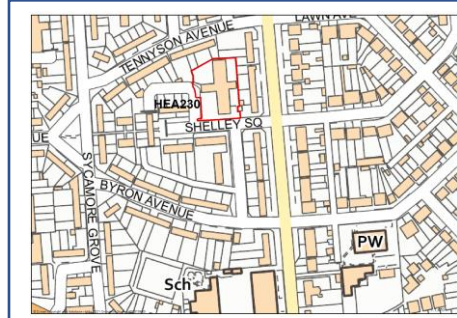

Site Reference:		HEA223					
Address:	Bronte Mews						
Neighbourhood:	Southchurch		Ward:	Victoria			
Site Category:	REGEN		Size (ha):	0.13			
Planning Permission:	No		Density:	52.40			
Potential Capacity Housing:	Gross 7	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Group of single storey properties currently occupied as sheltered housing. Located in a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.						
Summary of constraints:	Brownfield site currently in use. The site is in a residential area that is relatively free from constraints. Access is provided but is limited. Potential overlooking issues to nearby flats that could greatly limit development potential. Accessed via a small residential road that appears to be of low capacity.						

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 400m and 800m from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5.Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 800m and 11150km from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. >80th percentile

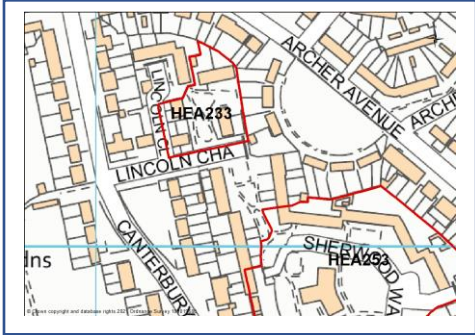


Site Reference:		HEA225					
Address:	1-29 Cedar Close, Southend						
Neighbourhood:	Southchurch		Ward:	Victoria			
Site Category:	REGEN		Size (ha):	0.27			
Planning Permission:	No		Density:	103			
Potential Capacity Housing:	Gross 28	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Group of 3 and 2 storey buildings occupied as sheltered housing with on-site car park. In a residential area surrounded by low-rise housing.						
Summary of constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions. Accessed via a small residential road. A footpath also runs through the site linking to Ruskin Avenue to the North that would need to be retained.						
Deliverability	Criteria						Score/Qualitative Assessment
	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 400m and 800m from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. >80th percentile

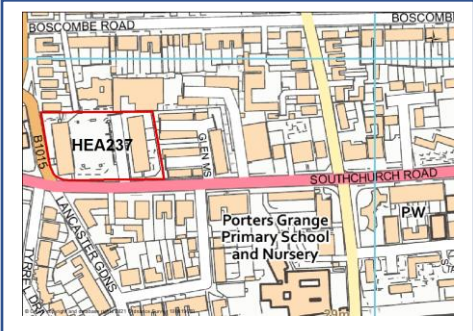


Site Reference:		HEA227					
Address:	1-33 Dickens Close, Southend						
Neighbourhood:	Southchurch		Ward:	Victoria			
Site Category:	REGEN		Size (ha):	0.32			
Planning Permission:	No		Density:	99.48			
Potential Capacity Housing:	Gross 32	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Group of 2 and 3 storey buildings occupied as sheltered housing in a residential area. Large car park fronting Ruskin Avenue. Surrounded by low-rise housing.						
Summary of constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby residential properties which could limit upward extensions. Accessed via a small residential road that appears of limited capacity.						

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						8-10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 400m and 800m from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 800m and 1150km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 800m and 11150km from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 60th percentile – 80th percentile

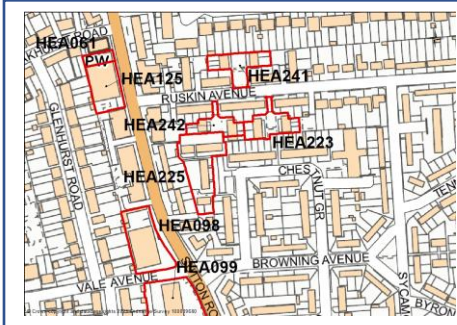


Site Reference:		HEA230					
Address:	Keats House, Shelley Square, Southend						
Neighbourhood:	Southchurch		Ward:	Victoria			
Site Category:	REGEN		Size (ha):	0.25			
Planning Permission:	No		Density:	229.56			
Potential Capacity Housing:	Gross 57	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Part 1 and 2 storey sheltered housing building with car park. In a residential setting surrounded by low rise housing.						
Summary of constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions.						

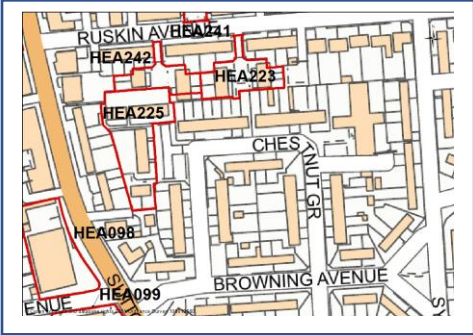

	Criteria										Score/Qualitative Assessment	
Deliverability	1.1 Site Availability										Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
	1.2 Achievability										Site has potential to be viable based on current market conditions	
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt										Site not located in the Green Belt	
	2.4 Landscape										Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland										Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO										Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone										Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building										Site does not contain a locally listed building	
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop										Site is less than 400m from a bus stop	
	4.2 Frequency of bus service										>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station										Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network										Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons										Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline										Site does not contain gas pipelines	
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index										Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land										No loss of designated employment land	
	6.3 Community Assets on site										No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy										Site within existing settlement	
	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school										Site is between 400m and 800m from a primary school	
	7.2 Distance to nearest secondary school										Site is between 1150km and 2.3km from a secondary school	
	7.3 Distance to nearest healthcare facility										Site is between 800m and 1150km from a healthcare facility	
	7.4 Distance to nearest designated open space										Site is between 400m and 800m from a designated open space	
	7.5 Distance to nearest built leisure facility										Site is between 400m and 800m from a built leisure facility	
	7.6 Distance to nearest town centre										Site is between 1150km and 2.3km from town centre	
	7.7 Distance to nearest town and district centre										Site is between 1150km and 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade										Site is between 400m and 800m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site										Site is between 800m and 11150km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2										(> 5 - ≤ 10) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. 60th percentile – 80th percentile	

Site Reference:		HEA233									
Address:	1-11 Lincoln Chase, Southend										
Neighbourhood:		Southchurch		Ward:	Southchurch						
Site Category:		REGEN		Size (ha):	0.32						
Planning Permission:		No		Density:	50.06						
Potential Capacity Housing:		Gross 16	Net 5	Proposed Use:	Residential						
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered housing						
Context and surroundings:		Series of bungalows fronting shared greenspace. Located in a residential area with primarily of 2 storey buildings. However there is a high rise tower to the south. A1159 to the north with sports facilities beyond.									
Summary of constraints:		Brownfield site currently in use comprising bungalows in an existing residential area. Site is relatively free from constraints. However, Lincoln Chase is narrow and appears low capacity. Overlooking to nearby residential homes could limit capacity.									
Deliverability	Criteria									Score/Qualitative Assessment	
	1.1 Site Availability									Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
	1.2 Achievability									Site is likely to be viable based on current market conditions	
Environmental	2.1 Flood Risk									Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area									The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt									Site not located in the Green Belt	
	2.4 Landscape									Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland									Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar									Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR									Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR									Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space									Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO									Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone									Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality									Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land									Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument									Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area									Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building									Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building									Site does not contain a locally listed building	
	3.5 Impact on archaeological assets									Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop									Site is less than 400m from a bus stop	
	4.2 Frequency of bus service									>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station									Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network									Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses									The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons									Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline									Site does not contain gas pipelines	
	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)									Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index									Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land									No loss of designated employment land	
	6.3 Community Assets on site									No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy									Site within existing settlement	
	6.5 Contribution to regeneration of the urban area									Site is previously developed land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school									Site is between 800m and 1150km from a primary school	
	7.2 Distance to nearest secondary school									Site is between 800m and 1150km from a secondary school	
	7.3 Distance to nearest healthcare facility									Site is between 800m and 1150km from a healthcare facility	
	7.4 Distance to nearest designated open space									Site is less than 400m from a designated open space	
	7.5 Distance to nearest built leisure facility									Site is between 400m and 800m from a built leisure facility	
	7.6 Distance to nearest town centre									Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre									Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade									Site is between 400m and 800m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site									Site is more than 2.3km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2									(> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses									Number of commercial uses within 2.3km. 20th percentile – 40th percentile	

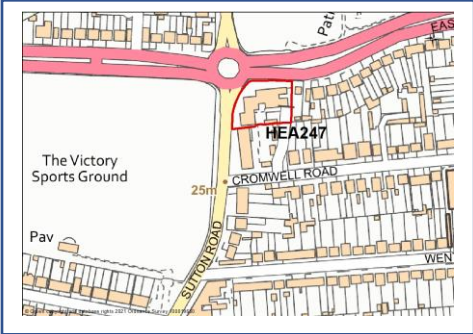


Site Reference:		HEA237												
Address:	Nicholson House & The Barringtons, 299 Southchurch Road													
Neighbourhood:		Southchurch		Ward:	Kursaal									
Site Category:		REGEN		Size (ha):	0.85									
Planning Permission:		No		Density:	200.07									
Potential Capacity Housing:		Gross 171	Net 75	Proposed Use:	Residential									
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered housing									
Context and surroundings:		Two 7-storey blocks currently in use as sheltered housing. Large central car park between the two buildings and another court of homes. Prominent central location fronting the A13. The Grade I listed Porters is to the south west and will need to be considered in any development.												
Summary of constraints:		Large brownfield site currently in use fronting A13. Relatively free on constraints with capacity for intensification in a central location. Grade I listed building in the setting of the site. Intensification could affect setting. The site may also be contaminated: this requires further investigation.												
	Criteria												Score/Qualitative Assessment	
Deliverability	1.1 Site Availability												Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
	1.2 Achievability												Site has potential to be viable based on current market conditions	
Environmental	2.1 Flood Risk												Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area												The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt												Site not located in the Green Belt	
	2.4 Landscape												Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland												Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar												Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR												Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR												Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space												Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO												Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone												Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality												Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land												Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument												Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area												Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building												Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building												Site does not contain a locally listed building	
	3.5 Impact on archaeological assets												Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop												Site is less than 400m from a bus stop	
	4.2 Frequency of bus service												>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station												Site is less than 400m from a train station	
	4.4 Performance of existing highway network												Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses												The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely	
	5.2 Presence of power lines / pylons												Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline												Site does not contain gas pipelines	
	5.4 Waste												Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)												Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index												Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land												No loss of designated employment land	
	6.3 Community Assets on site												No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy												Site within existing settlement	
	6.5 Contribution to regeneration of the urban area												Site is previously developed land and redevelopment would improve current adverse site conditions	
Facilities and Services	7.1 Distance to nearest primary school												Site is between 400m and 800m from a primary school	
	7.2 Distance to nearest secondary school												Site is between 1150km and 2.3km from a secondary school	
	7.3 Distance to nearest healthcare facility												Site is between 400m and 800m from a healthcare facility	
	7.4 Distance to nearest designated open space												Site is between 400m and 800m from a designated open space	
	7.5 Distance to nearest built leisure facility												Site is between 400m and 800m from a built leisure facility	
	7.6 Distance to nearest town centre												Site is between 800m and 1150km from town centre	
	7.7 Distance to nearest town and district centre												Site is between 800m and 1150km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade												Site is between 400m and 800m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site												Site is between 800m and 11150km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2												(> 5 - ≤ 10) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses												Number of commercial uses within 2.3km. 60th percentile – 80th percentile	

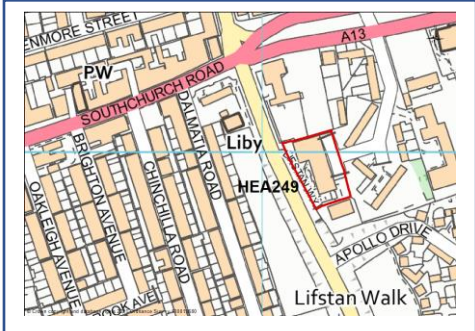


Site Reference:		HEA239							
Address:	Nursery Place, 530-596 Southchurch Road, Southend								
Neighbourhood:	Southchurch		Ward:	Kursaal					
Site Category:	REGEN		Size (ha):	0.27					
Planning Permission:	No		Density:	128.28					
Potential Capacity Housing:	Gross 34	Net 0	Proposed Use:	Residential					
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing					
Context and surroundings:	Predominantly 3 storey building fronting the A13. Parking on both the east and west of the building. The site is in a predominantly residential area but with multiple shops and services along the A13.								
Summary of constraints:	The site is generally free of development constraints. Any redevelopment would need to consider overlooking to nearby residential uses. Consideration will also need to be given to the main road the site fronts on to in terms of Noise/pollution. The site may also be contaminated: this requires further investigation.								
	Criteria							Score/Qualitative Assessment	
Deliverability	1.1 Site Availability								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability								Site viability is likely to be marginal based on current market conditions
Environmental	2.1 Flood Risk								Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt								Site not located in the Green Belt
	2.4 Landscape								Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland								Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar								Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR								Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR								Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space								Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO								Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone								Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land								Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument								Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area								Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building								Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building								Site does not contain a locally listed building
	3.5 Impact on archaeological assets								Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop								Site is less than 400m from a bus stop
	4.2 Frequency of bus service								>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station								Site is less than 400m from a train station
	4.4 Performance of existing highway network								Performance of existing highway network <40th percentile
5.Hazards	5.1 suitability of residential uses								The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons								Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline								Site does not contain gas pipelines
	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)								Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land								No loss of designated employment land
	6.3 Community Assets on site								No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy								Site within existing settlement
	6.5 Contribution to regeneration of the urban area								Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school								Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school								Site is between 400m and 800m from a secondary school
	7.3 Distance to nearest healthcare facility								Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space								Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility								Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre								Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre								Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade								Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site								Site is between 1150km and 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2								(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses								Number of commercial uses within 2.3km. 40th – 60th percentile

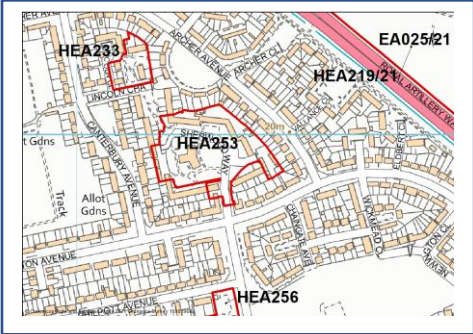


Site Reference:		HEA241						
Address:	Ruskin Mews (14-24 Ruskin Avenue), Southend							
Neighbourhood:	Southchurch		Ward:	Victoria				
Site Category:	REGEN		Size (ha):	0.14				
Planning Permission:	No		Density:	50.28				
Potential Capacity Housing:	Gross 7	Net 1	Proposed Use:	Residential				
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing				
Context and surroundings:	Group of bungalows set between a landscaped area with parking and direct access to Ruskin Avenue. The site is in a low rise residential area on a tightly bounded site.							
Summary of constraints:	Brownfield site, tightly bounded currently in use. The site is in a residential area that is relatively free from constraints. Potential overlooking issues to nearby flats. Accessed via a small residential road that appears to be of low capacity.							
	Criteria							Score/Qualitative Assessment
Deliverability	1.1 Site Availability							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability							Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk							Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt							Site not located in the Green Belt
	2.4 Landscape							Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland							Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO							Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone							Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument							Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building							Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building							Site does not contain a locally listed building
	3.5 Impact on archaeological assets							Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop							Site is less than 400m from a bus stop
	4.2 Frequency of bus service							>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station							Site is less than 400m from a train station
	4.4 Performance of existing highway network							Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons							Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline							Site does not contain gas pipelines
	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)							Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land							No loss of designated employment land
	6.3 Community Assets on site							No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy							Site within existing settlement
	6.5 Contribution to regeneration of the urban area							Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school							Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school							Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility							Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance to nearest designated open space							Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility							Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre							Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre							Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade							Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site							Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2							(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses							Number of commercial uses within 2.3km. >80th percentile

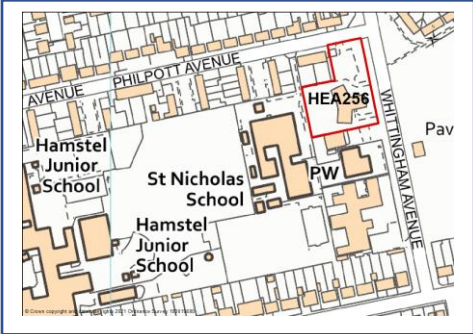


Site Reference:		HEA242					
Address:	Kipling Mews, Southend						
Neighbourhood:	Southchurch		Ward:	Victoria			
Site Category:	REGEN		Size (ha):	0.10			
Planning Permission:	No		Density:	48.63			
Potential Capacity Housing:	Gross 5	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Group of single storey buildings currently in use as sheltered housing. In a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.						
Summary of constraints:	Brownfield site currently in use. The site is in a residential area that is relatively free from constraints. Access is provided but may be of limited capacity. Potential overlooking issues to nearby flats that could greatly limit development potential. Accessed via a small residential road that appears to be of low capacity.						

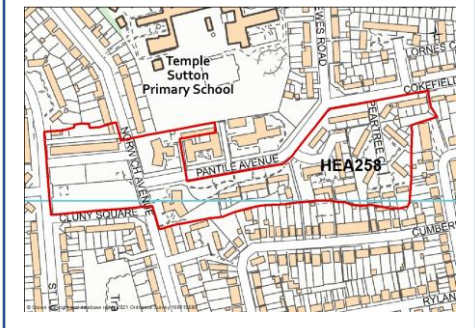


	Criteria											Score/Qualitative Assessment	
Deliverability	1.1 Site Availability											Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion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

Site Reference:		HEA247					
Address:	The Brambles, 20 Eastern Avenue, Southend					<div></div> <div></div>	
Neighbourhood:	Southchurch		Ward:	St Lukes			
Site Category:	REGEN		Size (ha):	0.27			
Planning Permission:	No		Density:	142.01			
Potential Capacity Housing:	Gross 39	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	1 - 3 storey building currently in use as sheltered accommodation. The site is in a prominent location on a roundabout fronting the A1159. Nearby sports pitches and industrial uses.						
Summary of constraints:	The site is currently in active use and is relatively free from development constraints. While access is provided it is to the rear via a smaller low capacity road to the rear that serves other residential units. Part of access road is not within the site itself.						
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						8-10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 400m and 800m from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (55% of site) while 45% of the site is within the 250m buffer.
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school						Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 60th percentile – 80th percentile

Site Reference:		HEA249					
Address:		Trevett House, 19a Rectory Chase, Southend					
Neighbourhood:		Southchurch		Ward:	Southchurch		
Site Category:		REGEN		Size (ha):	0.25		
Planning Permission:		No		Density:	118.07		
Potential Capacity Housing:		Gross 29	Net 0	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered housing		
Context and surroundings:		Part 2 & 3 storey building in use as sheltered accommodation. Site fronts the sloping Lifstan Way with main access from the rear. Surrounding area is mixed with retail, residential, and public house.					
Summary of constraints:		The site is currently in active use on a raised site that then slopes down Lifstan Way south. This could limit developable area. Access is limited from the rear to Southchurch Rectory Chase via a small residential road. There is access to the front but this is steep up the slope linking to a youth club adjacent to the site.					
Deliverability	Criteria						Score/Qualitative Assessment
	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 400m and 800m from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is less than 400m from a secondary school
	7.3 Distance to nearest healthcare facility						Site is less than 400m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is more than 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 40th – 60th percentile

Site Reference:		HEA253									
Address:	Longbow and Sherwood Way										
Neighbourhood:		Southchurch		Ward:	Southchurch						
Site Category:		REGEN		Size (ha):	1.49						
Planning Permission:		No		Density:	200.17						
Potential Capacity Housing:		Gross 299	Net 147	Proposed Use:	Residential						
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Residential						
Context and surroundings:		Large area of Council owned housing stock currently in residential use. The buildings primarily consist of 3 storey flatted developed surrounding a central 13 storey tower block with car parking.									
Summary of constraints:		The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses surrounding the site.									
	Criteria										Score/Qualitative Assessment
Deliverability	1.1 Site Availability										Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability										Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt										Site not located in the Green Belt
	2.4 Landscape										Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland										Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO										Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone										Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building										Site does not contain a locally listed building
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop										Site is less than 400m from a bus stop
	4.2 Frequency of bus service										>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station										Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network										Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons										Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline										Site does not contain gas pipelines
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index										Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land										No loss of designated employment land
	6.3 Community Assets on site										No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy										Site within existing settlement
	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school										Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school										Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility										Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space										Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility										Site is between 800m and 1150km from a built leisure facility
	7.6 Distance to nearest town centre										Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre										Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade										Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site										Site is between 1150km and 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2										(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Reference:		HEA256					
Address:		Bewley Court					
Neighbourhood:		Southchurch		Ward:	Southchurch		
Site Category:		REGEN		Size (ha):	0.37		
Planning Permission:		No		Density:	204.94		
Potential Capacity Housing:		Gross 76	Net 0	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Residential		
Context and surroundings:		11 storey tower block with car parking fronting Whittingham Avenue. Residential surroundings adjacent to a church and Bournes Green Park.					
Summary of constraints:		The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses. Consideration also to daylight/sunlight to nearby properties North and overlooking to residential building on the southern boundary.					
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 800m and 1150km from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 1150km and 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Reference:		HEA258						
Address:	Cluney Square and Environs							
Neighbourhood:	Southchurch		Ward:	St Lukes				
Site Category:	REGEN		Size (ha):	4.36				
Planning Permission:	No		Density:	82.79				
Potential Capacity Housing:		Gross 361	Net 95	Proposed Use:	Residential (including retention of local green space and re-provision of retail)			
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Residential			
Context and surroundings:		Residential estate including a range of low rise units and high-rise buildings. Includes Cluney Square which includes play spaces and a shopping frontage.						
Summary of constraints:		Large brownfield site that is currently in use. Forms part of Priority Urban Area for regeneration and growth (Policy KP1). Includes secondary shopping frontage and protected greenspace. There is also potential contamination on the site.						
	Criteria							Score/Qualitative Assessment
Deliverability	1.1 Site Availability							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability							Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk							Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt							Site not located in the Green Belt
	2.4 Landscape							Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland							Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space							Majority of site is not designated as protected open space (86% of site)
	2.10 Impact on TPO							Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone							Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument							Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building							Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building							Site does not contain a locally listed building
	3.5 Impact on archaeological assets							Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop							Site is less than 400m from a bus stop
	4.2 Frequency of bus service							>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station							Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network							Performance of existing highway network 40th – 60th percentile
5.Hazards	5.1 suitability of residential uses							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons							Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline							Site does not contain gas pipelines
	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)							Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index							Majority of site within LSOA in top 20% most deprived national deprivation decile
	6.2 Area on designated employment land							No loss of designated employment land
	6.3 Community Assets on site							Loss of community asset
	6.4 Settlement Role and Hierarchy							Site within existing settlement
	6.5 Contribution to regeneration of the urban area							Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school							Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school							Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility							Site is less than 400m from a healthcare facility
	7.4 Distance to nearest designated open space							Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility							Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre							Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre							Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade							Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site							Site is between 1150km and 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2							(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses							Number of commercial uses within 2.3km. 40th – 60th percentile