
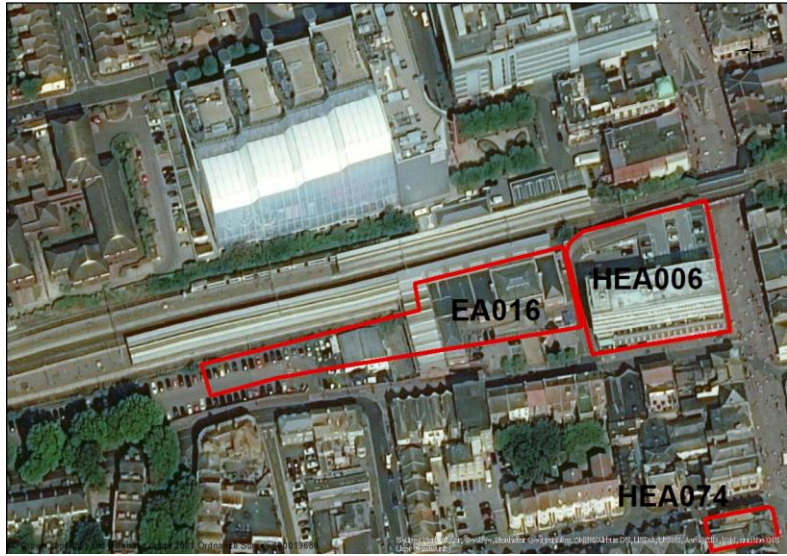
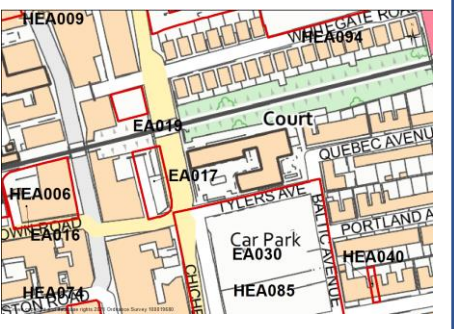

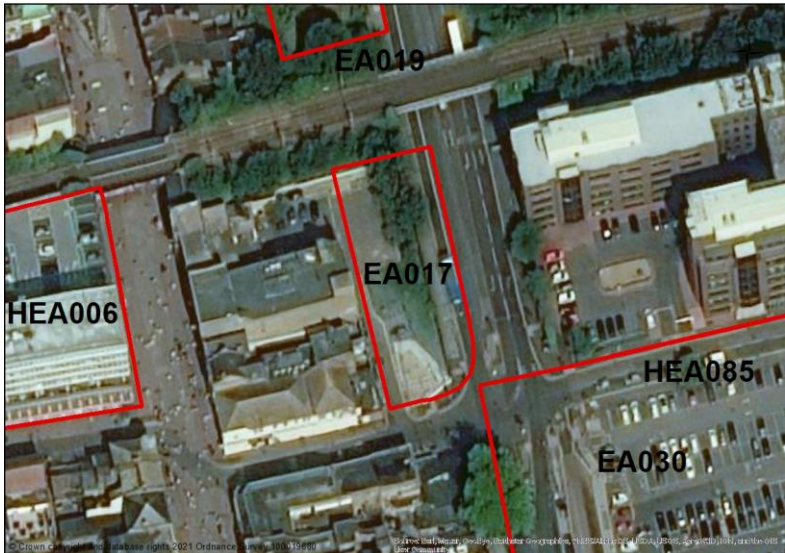
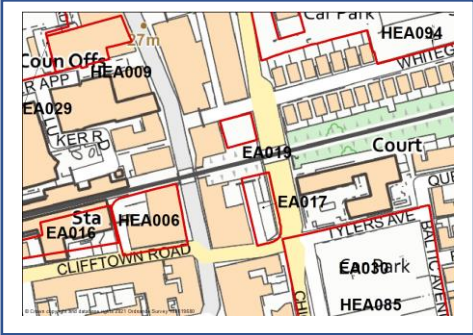




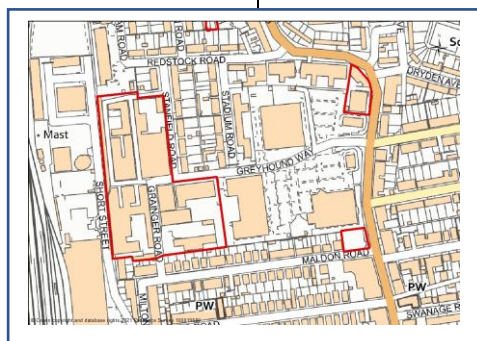


Site Reference:		EA016					
Address:		Central Station, Clifftown Road				<div></div> <div></div>	
Neighbourhood:		Southend (central)		Ward:	Milton		
Site Category:		URBAN		Size (ha):	0.30		
Planning Permission:		None		Density:	664.61		
Potential Capacity Housing:		Gross 200	Net 200	Proposed Use:	Mixed Use		
Potential Net Employment Floorspace (sqm):		Gross 1800	Net 1500	Existing Use:	Employment Land		
Context and surroundings:		This site lies adjacent to the railway to the north on Clifftown Road. The site includes the Central Station building (single storey red brick) which, as well as being the entrance to access the central rail services, also contains The Locker Room Boxing Gym (previously a Public House called The Daisy Root). Adjacent to this building to the west includes Station Garage, a commercial MOT/Serviceing garage housed in a single storey building. Adjacent to this building to the west includes part of an NCP surface car park (138 spaces).				<div></div>	
Summary of constraints:		2% of the site is within 50m of a listed building. The site also contains a locally listed building.					
	Criteria					Score/Qualitative Assessment	
Deliverability	1.1 Site Availability					Availability of site not yet confirmed	
	1.2 Achievability					Site has potential to be viable based on current market conditions	
Environmental	2.1 Flood Risk					Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area					The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt					Site not located in the Green Belt	
	2.4 Landscape					Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR					Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space					Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO					Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone					Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality					Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land					Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument					Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area					Majority of site >50m from conservation area (71% of site) with 29% of site within 50m of a conservation area	
	3.3 Impact on listed building					Majority of site (98%) is more than 50m from a listed building. However, 2% of the site is within 50m of a listed building.	
	3.4 Impact on local listed building					Site contains 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 – 60th percentile	
5. Hazards	5.1 suitability of residential uses					The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely	
	5.2 Presence of power lines / pylons					Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline					Site does not contain gas pipelines	
	5.4 Waste					Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)					Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index					Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land					No loss of designated employment land	
	6.3 Community Assets on site					No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy					Site within existing settlement	
	6.5 Contribution to regeneration of the urban area					Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)	
Facilities and Services	7.1 Distance to nearest primary school					Site is between 800m and 1150km from a primary school	
	7.2 Distance to nearest secondary school					Site is between 800m and 1150km from a secondary school	
	7.3 Distance to nearest healthcare facility					Site is between 400m and 800m from a healthcare facility	
	7.4 Distance to nearest designated open space					Site is between 800m and 1150km 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 less than 400m from town centre	
	7.7 Distance to nearest town and district centre					Site is less than 400m 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. 60th percentile – 80th percentile	

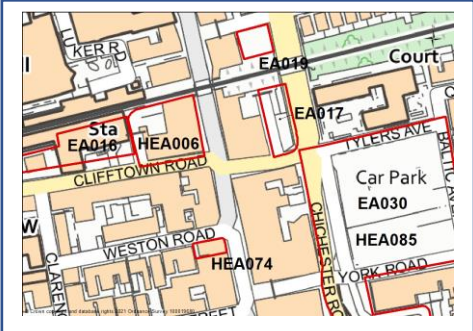
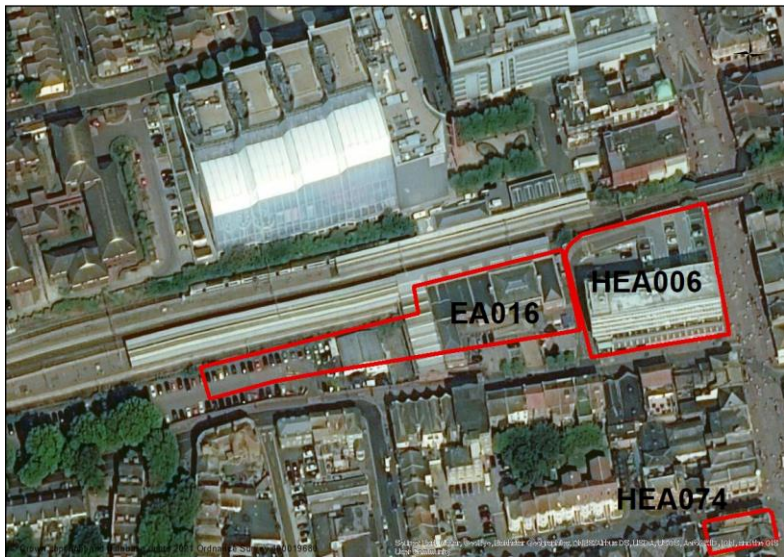

Site Reference:		EA017				
Address:	Pitmans Close					
Neighbourhood:	Southend (central)		Ward:	Milton		
Site Category:	URBAN		Size (ha):	0.13		
Planning Permission:	None		Density:	0.00		
Potential Capacity Housing:	N/A	N/A	Proposed Use:	Mixed Use		
Potential Net Employment Floorspace (sqm):	Gross 4200	Net 4200	Existing Use:	bin storage/car parking area		
Context and surroundings:	The site is currently being used as a bin storage/car parking area for the adjoining businesses. There are also a number of public toilets on approach to the site on the corner of Pitmans Close and Tyler Avenue. In terms of the surrounding area there are a wide range of uses including employment, commercial and public parking (Tyler Avenue and York Road car parks are both located across the road from the site). The trainline from Southend Central Station runs adjacent to the north of the site and is approximately 0.1 miles walk away. Pitmans Close can be accessed via the one-way street through Tyler Avenue and a taxi waiting area is opposite to the junction leading onto the site.					
Summary of constraints:	The site is relatively free from environmental or policy constraints.					
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	Criteria					Score/Qualitative Assessment
Deliverability	1.1 Site Availability					Availability of site not yet confirmed
	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 (% of site)
	2.2 Critical Drainage Area					The Majority of the site is not in a critical drainage area (% 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 (% 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 (% 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 (% of site)
	2.8 Impact of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (% of site)
	2.9 Impact on Open Space					Majority of site is not designated as protected open space (% of site)
	2.10 Impact on TPO					Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone					Majority of site not within minerals safeguarding zone (% of site)
	2.12 Impact on Air Quality					Majority of site not within an Air Quality Management Area (% of site)
	2.13 Impact on Agricultural Land					Majority of site (>50%) potentially does not contain agricultural land (% of site)
Historic Environment	3.1 Impact on scheduled monument					Majority of site > 50m from a scheduled monument (% of site)
	3.2 Impact on conservation area					Majority of site >50m from conservation area (% of site)
	3.3 Impact on listed building					Majority of site >50m from listed building (% 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 – 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 (% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)					Majority of site not within LSA public safety zone (% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index					Majority of site within LSOA in top 20% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land					No loss of designated employment land
	6.3 Community Assets on site					No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy					Site within existing settlement
	6.5 Contribution to regeneration of the urban area					Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school					Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school					Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility					Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space					Site is between 800m and 1150km 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 less than 400m from town centre
	7.7 Distance to nearest town and district centre					Site is less than 400m from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade					Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site					Site is between 800m and 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

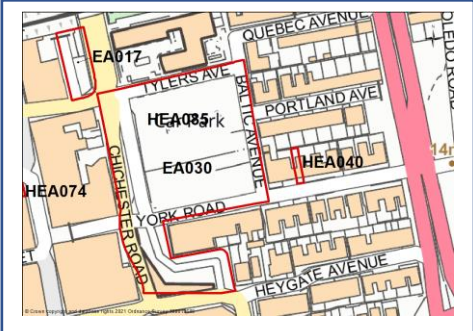


Site Reference:		EA019							
Address:	Whitegate Road								
Neighbourhood:	Southend (central)		Ward:	Milton					
Site Category:	URBAN		Size (ha):	0.06					
Planning Permission:	None		Density:	0.00					
Potential Capacity Housing:	N/A	N/A	Proposed Use:	Mixed Use					
Potential Net Employment Floorspace (sqm):	Gross 1900	Net 1900	Existing Use	Greenfield					
Context and surroundings:	The site includes a corner plot of land on Whitegate Road and Chichester Road. It is currently overgrown and disused. The site backs on to the railway line to the south and High Street retail units to the west. There are a wide range of uses in the surrounding area given the proximity to the High Street including employment, commercial, community and residential.								
Summary of constraints:	No known environmental constraints. There could be potential noise constraints associated with the adjacent railway. There are also potential access constraints to the site.								
	Criteria								Score/Qualitative Assessment
Deliverability	1.1 Site Availability								Availability of site not yet confirmed
	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 (% of site)
	2.2 Critical Drainage Area								The Majority of the site is not in a critical drainage area (% 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 (% 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 (% 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 (% of site)
	2.8 Impact of development on LWS, LNR								Majority of site not within or adjacent locally protected habitat site (% of site)
	2.9 Impact on Open Space								Majority of site is not designated as protected open space (% of site)
	2.10 Impact on TPO								Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone								Majority of site not within minerals safeguarding zone (% of site)
	2.12 Impact on Air Quality								Majority of site not within an Air Quality Management Area (% of site)
	2.13 Impact on Agricultural Land								Majority of site (>50%) potentially does not contain agricultural land (% of site)
Historic Environment	3.1 Impact on scheduled monument								Majority of site > 50m from a scheduled monument (% of site)
	3.2 Impact on conservation area								Majority of site >50m from conservation area (% of site)
	3.3 Impact on listed building								Majority of site >50m from listed building (% 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 (% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)								Majority of site not within LSA public safety zone (% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land								No loss of designated employment land
	6.3 Community Assets on site								No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy								Site within existing settlement
	6.5 Contribution to regeneration of the urban area								Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school								Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school								Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility								Site is less than 400m from a healthcare facility
	7.4 Distance to nearest designated open space								Site is between 800m and 1150km 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 less than 400m from town centre
	7.7 Distance to nearest town and district centre								Site is less than 400m from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade								Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site								Site is between 800m and 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

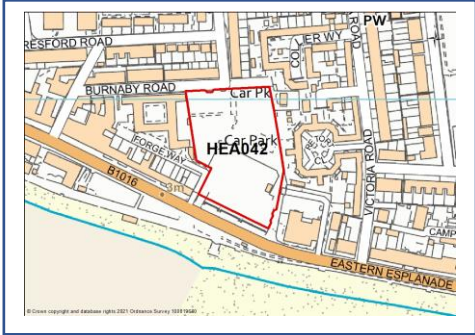

Site Reference:		EA032					
Address:		Grainger Road					
Neighbourhood:		Southend (central)		Ward:	Victoria		
Site Category:		ERS		Size (ha):	2.76		
Planning Permission:		None		Density:	199.81		
Potential Capacity Housing:		Gross 552	Net 552	Proposed Use:	Mixed Use		
Potential Net Employment Floorspace (sqm):		Gross 0	Net -13,515	Existing Use:	Employment		
Context and surroundings:		Grainger Road is an old Industrial Estate which is surrounded by residential dwellings, Royal Mail complex and the Greyhound Retail Park. In its present state, the site is not functioning adequately as an employment site, has high vacancy rates and based on poor stock condition, it will need significant investment to retain existing and attract any future occupiers.					
Summary of constraints:		The majority of the site is on designated employment land					

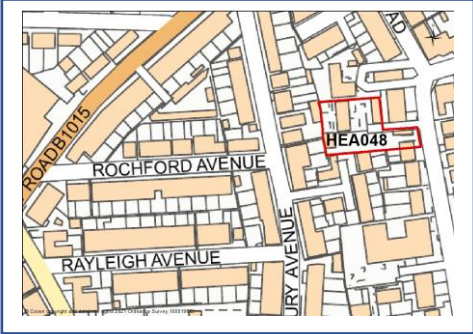



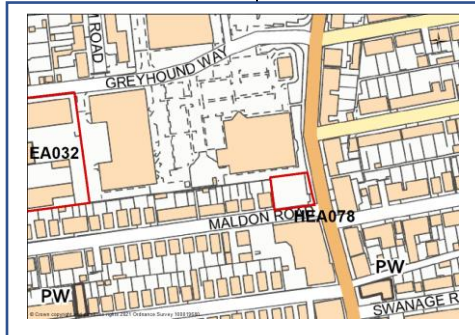

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Availability of site not yet confirmed
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>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 top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						Majority of site is designated employment land however evidence has identified the site as functioning poorly as an employment site (% of site)
	6.3 Community Assets on site						Loss of community asset
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is 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 less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is less than 400m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 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:		HEA006							
Address:	8 (Central House), Clifftown Road								
Neighbourhood:	Southend (central)		Ward:	Milton					
Site Category:	URBAN		Size (ha):	0.28					
Planning Permission:	None		Density:	607.14					
Potential Capacity Housing:		Gross 170	Net 170	Proposed Use:	Residential				
Potential Net Employment Floorspace (sqm):		Gross 700	Net -1,800	Existing Use:	Employment				
Context and surroundings:		A 6 Storey building located on the northern side of Clifftown Road, adjacent to Southend Central Railway Station, where it intersects with the High Street. The building contains a retail unit and offices at ground floor and car parking. The surrounding area is commercial in character.							
Summary of constraints:		Southend Central Area. SCAAP Clifftown Policy Area. Town Centre Primary Shopping Area.							
	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
	2.1 Flood Risk								Majority of site within Flood Zone 1 (100% of site)
Environmental	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							
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 – 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 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school								Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility								Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space								Site is between 800m and 1150km 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 less than 400m from town centre
	7.7 Distance to nearest town and district centre								Site is less than 400m from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade								Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site								Site is between 800m and 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

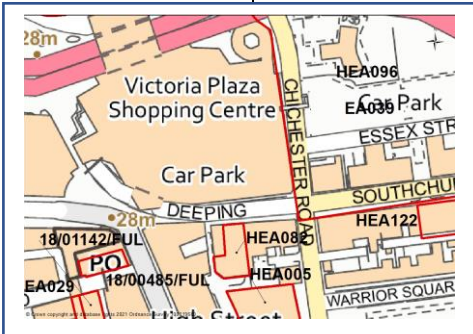
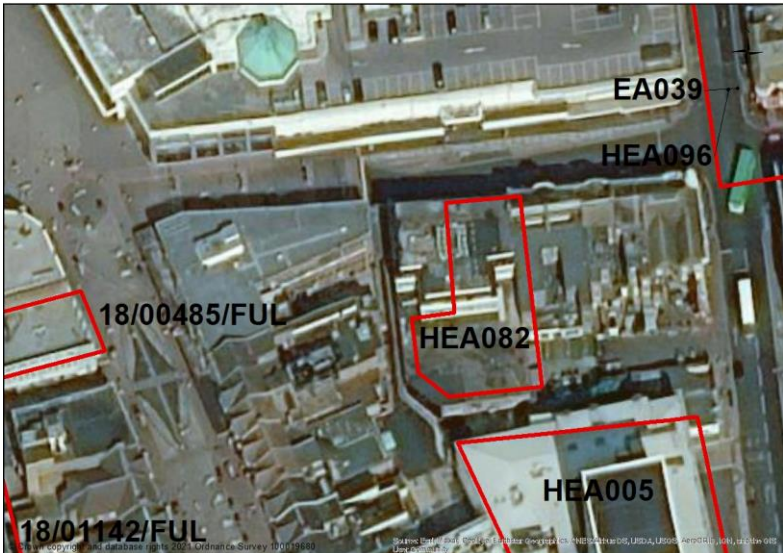

Site Reference:		HEA040						
Address:	57 York Road, Southend-On-Sea, SS1 2BZ						<div></div> <div></div>	
Neighbourhood:	Southend (central)		Ward:	Milton				
Site Category:	URBAN		Size (ha):	0.02				
Planning Permission:	None		Density:	236.56				
Potential Capacity Housing:	Gross 5	Net 4	Proposed Use:	Residential				
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Residential				
Context and surroundings:	A 3 storey building located on the northern side of York Road near the junction with Baltic Avenue. Surrounding properties are similar in terms of form and style. The site is located within a predominantly residential area.							
Summary of constraints:	Southend Central Area. SCAAP Tylers Policy Area.							
	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 (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 800m and 1150km from a primary school	
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school	
	7.3 Distance to nearest healthcare facility						Site is between 400m and 800m from a healthcare facility	
	7.4 Distance to nearest designated open space						Site is between 800m and 1150km 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 less than 400m from town centre	
	7.7 Distance to nearest town and district centre						Site is less than 400m 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. 60th percentile – 80th percentile	

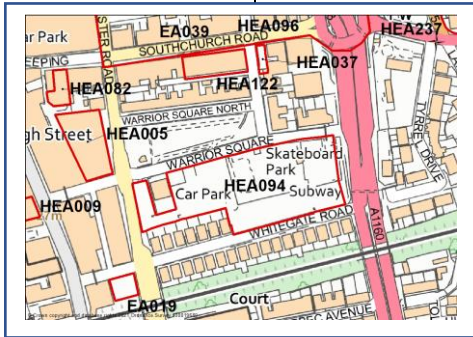

Site Reference:		HEA042											
Address:	Esplanade House, Eastern Esplanade, SS99 1YY												
Neighbourhood:	Southend (central)		Ward:	Kursaal									
Site Category:	URBAN		Size (ha):	1.27									
Planning Permission:	None		Density:	170.48									
Potential Capacity Housing:		Gross 216	Net 216	Proposed Use:	Residential								
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Temporary car park								
Context and surroundings:		The site is located on the north side of Eastern Esplanade, also fronting Burnaby Road to the north. The site has now been cleared and laid out for temporary public parking. The site falls within the SCAAP Central Seafront Policy Area. The surrounding uses are largely residential of between 2 to 5 storey (flats and houses), however there is also a 5 storey Premier Inn hotel to the east of the site.											
Summary of constraints:		The site is wholly located within flood zone 3 and the majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely											
	Criteria											Score/Qualitative Assessment	
Deliverability	1.1 Site Availability											Site is confirmed to be available by landowner	
	1.2 Achievability											Site is likely to be viable based on current market conditions	
	2.1 Flood Risk											Majority of site within Flood Zone 3 (% of site)	
Environmental	2.2 Critical Drainage Area											The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt											Site not located in the Green Belt	
	2.4 Landscape											Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland											Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar											Majority of site within buffer zone of 200m of internationally protected habitat site (100% of site), while 33% of the site is within 100m buffer zone.	
	2.7 Impact of development on SSSI, NNR											Majority of site not within buffer of 200m from a nationally designated site for biodiversity protected habitat site (100% of site), while 33% of the site is within 100m buffer zone.	
	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 (73% of site) while 27% of the site is within 50m		
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 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											There is no loss of a community asset and the site is of a scale (200+ homes) that can deliver new community assets	
	6.4 Settlement Role and Hierarchy											Site within existing settlement	
	6.5 Contribution to regeneration of the urban area											Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)	
Facilities and Services	7.1 Distance to nearest primary school											Site is between 1150km and 2.3km from a primary school	
	7.2 Distance to nearest secondary school											Site is more than 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 less than 400m from a built leisure facility	
	7.6 Distance to nearest town centre											Site is between 1150km and 2.3km from town centre	
	7.7 Distance to nearest town and district centre											Site is between 1150km and 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade											Site is between 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. 40th – 60th percentile	

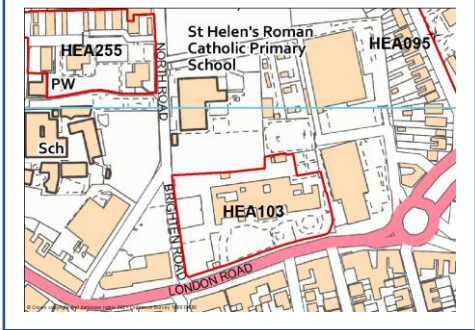
Site Reference:		HEA048					
Address:	215 - 215A North Road , Westcliff-On-Sea, SS0 7AF						
Neighbourhood:		Southend (central)		Ward:	Victoria		
Site Category:		URBAN		Size (ha):	0.21		
Planning Permission:		None		Density:	43.50		
Potential Capacity Housing:		Gross 9	Net 9	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Vacant/ Previously developed		
Context and surroundings:		The site is located on the western side of North Rd. It is boarded up and the previous buildings have been demolished. The streetscene in this part of North Road is predominantly made up of two storey residential properties.					
Summary of constraints:		Southend Central Area. SCAAP Victoria Gateway Policy Area. The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely.					
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available 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 (% 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 between 400m and 800m from a bus stop
	4.2 Frequency of bus service						0 Number of bus services received per hour (stops within 400m). However, various bus stops are not far out of the 400m distance.
	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 (% 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 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 400m and 800m 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						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. >80th percentile

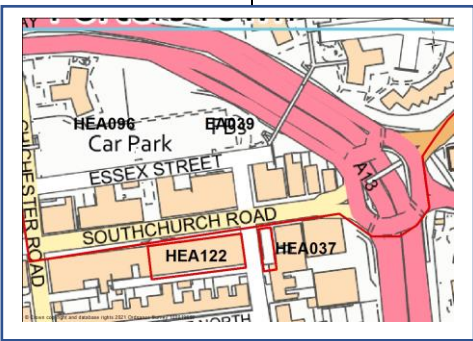

Site Reference:		HEA078					
Address:	Styles Properties, 165 Sutton Rd, SS2 5PE						
Neighbourhood:		Southend (central)		Ward:	Victoria		
Site Category:		URBAN		Size (ha):	0.10		
Planning Permission:		None		Density:	69.38		
Potential Capacity Housing:		Gross 7	Net 7	Proposed Use:	Residential led development		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Vacant Land Previously Developed		
Context and surroundings:		The site is located on the western side of Sutton Road, at the junction with Maldon Road. It was previously occupied by a single storey industrial building, and is stepped, taking into account of the changing levels on Maldon Road. Site is now vacant. There is a varied street scene in this location with a mixture of both residential and commercial uses.				 	
Summary of constraints:		The site is located within the SCAAP Sutton Gateway Neighbourhood Policy Area. There are changing levels between Sutton Road and Maldon Road. The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely.					

	Criteria										Score/Qualitative Assessment	
Deliverability	1.1 Site Availability											Site is confirmed to be available 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 (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 top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land											No loss of designated employment land
	6.3 Community Assets on site											No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy											Site within existing settlement
	6.5 Contribution to regeneration of the urban area											Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
Facilities and Services	7.1 Distance to nearest primary school											Site is 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 less than 400m from a built leisure facility
	7.6 Distance to nearest town centre											Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre											Site is between 1150km and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade											Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site											Site is less than 400m from a designated employment site
	7.10 Proximity to small-scale retail <280m2											(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses											Number of commercial uses within 2.3km. >80th percentile

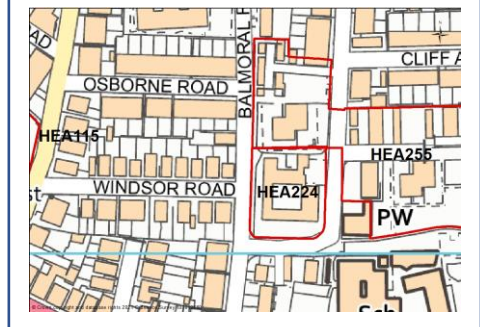

Site Reference:		HEA082					
Address:	4 Southchurch Road, SS1 2NE						
						<div></div> <div></div>	
Neighbourhood:	Southend (central)		Ward:	Milton			
Site Category:	URBAN		Size (ha):	0.07			
Planning Permission:	None		Density:	346.99			
Potential Capacity Housing:	Gross 24	Net 24	Proposed Use:	Residential led development			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Employment Land			
Context and surroundings:	This site includes a 3-storey building located to the rear of Southchurch Road, overlooking a service deeping adjacent to the main High Street and Victoria Shopping Centre. The building includes commercial frontage, the middle floor and upper floor are in use as offices. There is an expired permission on the site for a part 4/part 5 storey building comprising 24 flats with a restaurant at ground floor.						
Summary of constraints:	The site is located within the SCAAP High Street Policy Area and Designated Town Centre Primary Shopping Area. The road forming a secondary shopping frontage and therefore a loss of commercial uses on the ground floor would likely be resisted. This section of Southchurch Road is noted as a Key Public Realm Improvements Area - with new or improved pedestrian/cycle links.						
	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 (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 – 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						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 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is less than 400m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 800m and 1150km from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 400m and 800m from town centre
	7.7 Distance to nearest town and district centre						Site is between 400m and 800m 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. 60th percentile – 80th percentile

Site Reference:		HEA094					
Address:	Warrior Square, SS1 2JJ						
Neighbourhood:		Southend (central)		Ward:	Milton		
Site Category:		URBAN		Size (ha):	1.39		
Planning Permission:		None		Density:	215.64		
Potential Capacity Housing:		Gross 300	Net 300	Proposed Use:	Residential led, may include re-provision of parking, linked to additional parking provision at Tylers Avenue		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Car park/ open space		
Context and surroundings:		The site currently includes surface parking areas, skate park and a central grassed area. The site was previously occupied by an indoor swimming pool. The proposed site does not include a 2-storey building in use as offices in the north west corner. A terrace of Victorian 2-storey dwellings sits directly adjacent the site to the south west of site. Warrior Square open space and more terraced housing is located to the north (designated Conservation Area) and further terraced dwellings to south. Part of the site is occupied by a skate park.					
Summary of constraints:		The site is located within the Southend Central Area (see policy KP1 Spatial Strategy) and is therefore a primary focus for regeneration and growth. The site is located within the SCAAP Warrior Square Neighbourhood Policy Area. There is a small area of overlap with SCAAP New/ Improved Open Space, but this could be included into a potential scheme. The site is not included as a Key Visitor Car Park. The site is currently used for parking and also being considered in the short term as a location for a skate park.					
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (59% of site) while 41% is within 50m
	3.3 Impact on listed building						Majority of site >50m from listed building (% 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						There is no loss of a community asset and the site is of a scale (200+ homes) that can deliver new community assets
	6.4 Settlement Role and Hierarchy						Site within existing settlement
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is less than 400m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 800m and 1150km from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 400m and 800m from town centre
	7.7 Distance to nearest town and district centre						Site is between 400m and 800m 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

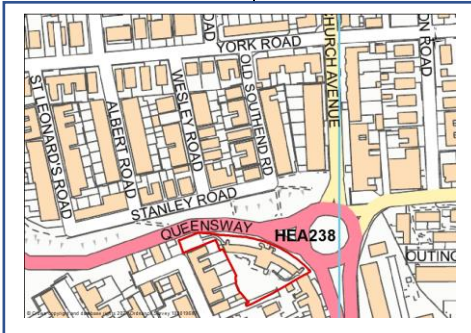


Site Reference:		HEA103											
Address:		Nazareth House, 111 London Rd, SS1 1PP											
Neighbourhood:		Southend (central)		Ward:	Victoria								
Site Category:		REGEN		Size (ha):	1.47								
Planning Permission:		None		Density:	102								
Potential Capacity Housing:		Gross 150	Net 80	Proposed Use:	Residential Led								
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Care Home								
Context and surroundings:		Located on the north side of the London Road, the former care home and associated accommodation, surrounded by garden/amenity space, with a tall brick wall running around the edge of the site. The area to the south of London Road is predominantly two storeys, commercial ground floor, with Milton Conservation Area further to the south. To the north the area includes two schools and tower blocks/ residential streets beyond. A new flatted residential scheme lies to the west.											
Summary of constraints:		Located within the Southend Central Area and SCAAP Victoria Gateway Neighbourhood Policy Area.											
		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 (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												
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 less than 400m from a healthcare facility					
	7.4 Distance to nearest designated open space							Site is between 400m and 800m from a designated open space					
	7.5 Distance to nearest built leisure facility							Site is less than 400m from a built leisure facility					
	7.6 Distance to nearest town centre							Site is between 1150km and 2.3km from town centre					
	7.7 Distance to nearest town and district centre							Site is between 400m and 800m 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. >80th percentile					

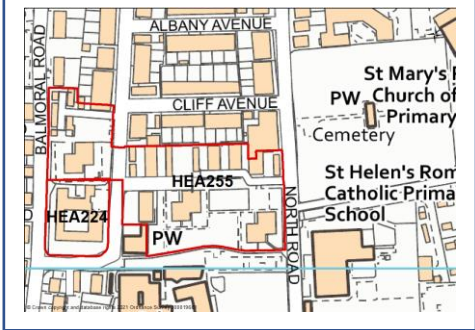
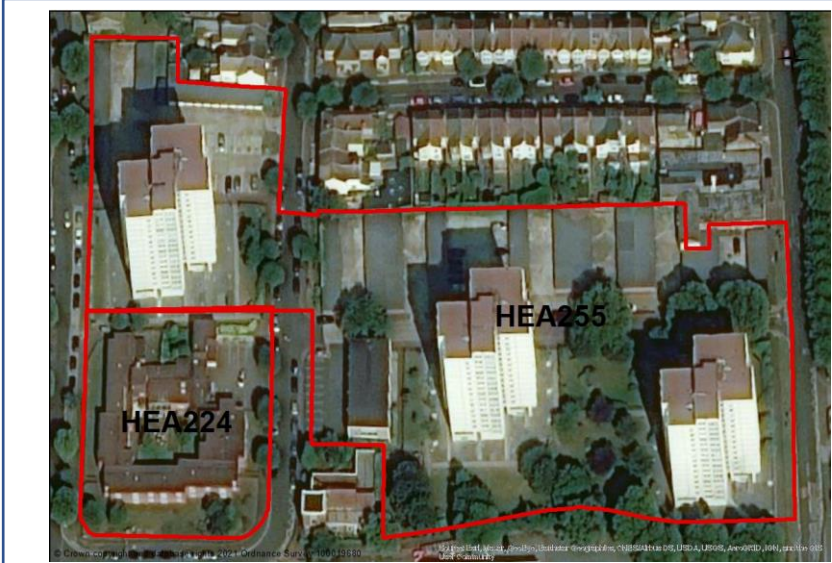

Site Reference:		HEA122					
Address:	42 - 82 (Warrior House), Southchurch Road, SS1 2LZ						
Neighbourhood:	Southend (central)		Ward:	Milton			
Site Category:	URBAN		Size (ha):	0.16			
Planning Permission:	None		Density:	93.16			
Potential Capacity Housing:	Gross 15	Net 15	Proposed Use:	Residential Led			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Employment Land			
Context and surroundings:	Located to south side of Southchurch Road and to the west of Warrior Square East. Contains a three storey commercial building. Surrounded by predominantly 2/3 storey buildings, with commercial ground floor, some with residential above. Queensway dual carriageway is to the east, Warrior Square Conservation Area is to the south, the town centre is to the west, the Better Queensway site is to the north.						
Summary of constraints:	Southend Central Area. SCAAP Queensway Policy Area. Also within the SCAAP Town Centre Primary Shopping Area, and likely need to retain commercial use at ground floor. Majority of site less than 50m from conservation area. The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely.						

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available 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 (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						Loss of community asset
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions (100% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is less than 400m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 400m and 800m from town centre
	7.7 Distance to nearest town and district centre						Site is between 400m and 800m 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. 60th percentile – 80th percentile

Site Reference:		HEA224					
Address:	Buckingham House, Salisbury Avenue, Westcliff						
Neighbourhood:	Southend (central)		Ward:	Victoria			
Site Category:	REGEN		Size (ha):	0.34			
Planning Permission:	None		Density:	200			
Potential Capacity Housing:		Gross 68	Net 40	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered housing		
Context and surroundings:		Part 1 and 2 storey building currently occupied as sheltered housing. Located in a residential area adjacent to residential tower blocks and a community centre.					
Summary of constraints:		Brownfield site occupied by a vacant building. There are no fundamental constraints to development. Potential overlooking issues to adjacent tower blocks could limit upward extensions. Accessed via a small residential road. 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 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 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 less than 400m from a built leisure facility
	7.6 Distance to nearest town centre												Site is between 1150km and 2.3km from town centre
	7.7 Distance to nearest town and district centre												Site is less than 400m 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. >80th percentile

Site Reference:		HEA238					
Address:	Norman Harris House, 450 Queensway, Southend						
Neighbourhood:	Southend (central)		Ward:	Kursaal			
Site Category:	REGEN		Size (ha):	0.32			
Planning Permission:	None		Density:	199			
Potential Capacity Housing:	Gross 63	Net 35	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered Accommodation			
Context and surroundings:	Part 4 and 3 storey building currently in use as sheltered accommodation. In a prominent location fronting the A1160 onto a roundabout. Green space to the rear with car parking to the west.						
Summary of constraints:	The site slopes gently to the south. Relatively free of development constraints. There may be overlooking constraints to the nearby residential uses. Potential noise/pollution issues with main road. The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely						
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. 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 has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is 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 less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is between 400m and 800m from town centre
	7.7 Distance to nearest town and district centre						Site is between 400m and 800m 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:		HEA255					
Address:	Blackdown Brecon & Grampian Tower Blocks						
Neighbourhood:	Southend (central)		Ward:	Victoria			
Site Category:	REGEN		Size (ha):	1.54			
Planning Permission:	None		Density:	200			
Potential Capacity Housing:	Gross 309		Net 78	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):	Gross		Net	Existing Use:	Residential		
Context and surroundings:	Residential estate comprising three 16 storey towers, a community centre, garages and landscaped area. Surrounded by generally low-rise residential area with site adjacent to a primary school.						
Summary of constraints:	Brownfield site currently in use but it is relatively free of development constraints. The site may though be contaminated: this requires further investigation. Potential overlooking issues with nearby residential dwellings. Majority of site located within Southend Central Area (Policy KP1) and is a focus for growth.						
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						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 less than 400m from a primary school
	7.2 Distance to nearest secondary school						Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 800m and 1150km 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 less than 400m 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. >80th percentile