| Site Ref | erence: | e: EA016 ral Station, Clifftown Road | | | | | | | | | | | | | | | |
|--|--|--|---------------|--------------|------------------|-----------------|------|---|--|---|---|--|--|--|--|--|--|
| Address: | Central Sta | ition, C | lifftown Ro | ad | | | | | | Liby | MEADOS TECa | | | | | | |
| Neighbou | rhood: | Sout | nend (centr | al) | Ward: | Milton | | | | ELMERAPE | THEADOS HEADOS | | | | | | |
| Site Categ | ory: | URB/ | | | Size (ha): | 0.30 | | GOF | Coll LEADER FRANK | | | | | | | | |
| Planning F | Permission: | None | | | Density: | 664.61 | | Hotel | Aast | | ATHON EADIN | | | | | | |
| Potential Housing: | Capacity | | Gross 200 | Net 200 | Proposed Use: | Mixed U | se | | | | EA930D | | | | | | |
| | Net Employn | nent | Gross 1800 | Net 1500 | Existing Use: | Employn Land | nent | | VSIREE | PW | HEARTA HEART | | | | | | |
| Context a surroundi Summary | Context and surroundings:This site lies adjacent to the railway to the north on Clifftowr Central Station building (single storey red brick) which, as we access the central rail services, also contains The Locker Roor Public House called The Daisy Root). Adjacent to this building Garage, a commercial MOT/Servicing garage housed in a sing to this building to the west includes part of an NCP surface caSummary of constraints:2% of the site is within 50m of a listed building. The site also building. | | | | | | | l as being Boxing G to the wes e storey b park (138 | the entrar ym (previo st includes uilding. Ao 3 spaces). | nce to ously a Station djacent | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| q | Criteria Citeria | | | | | | | | | | Score/Qualitative Assessment Availability of site not yet confirmed | | | | | | |
| Deliverab ility | | 1.2 Achievability | | | | | | | | | | | | | | | |
| Del | | | | | | | | | | | Site has potential to be viable based on current market conditions | | | | | | |
| | 2.1 Flood F | | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) | | | | | | |
| | 2.2 Critical | Draina | ge Area | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | | |
| | 2.3 Green | Belt | | | | | | | | | Site not located in the Green Belt | | | | | | |
| | 2.4 Landsc | аре | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | | |
| | 2.5 Impact | ofdeve | elopment o | n Ancient Wo | oodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | | |
| Environmental | 2.6 Impact | 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) | | | | | | |
| ironn | 2.7 Impact | 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) | | | | | | |
| Envi | 2.8 Impact | 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 | 9 Impact on Open Space | | | | | | | | | Majority of site is not designated as protected open space (100% of site) | | | | | | |
| | 2.10 Impac | 10 Impact on TPO | | | | | | | | | Site does not contain protected trees | | | | | | |
| | 2.11 Impac | 11 Impact on Minerals Safeguarding Zone | | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | | |
| | 2.12 Impac | t on Ai | Quality | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | | |
| | 2.13 Impac | t on Ag | ricultural La | and | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | | | | | |
| ent | 3.1 Impact | on sch | eduled mor | nument | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | | | | | |
| | 3.2 Impact | on con | servation a | rea | | | | | | | Majority of site >50m from conservation area (71% of site) with 29% of site within 50m of a conservation area | | | | | | |
| Envir | 3.3 Impact | on liste | d 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. | | | | | | |
| Historic Environment | 3.4 Impact | on loca | l listed buil | ding | | | | | | | Site contains a locally listed building | | | | | | |
| Hist | 3.5 Impact | on arcl | naeological | assets | | | | | | | Site unlikely to contain archaeological assets | | | | | | |
| | 4.1 Distanc | e to ne | arest bus st | юр | | | | | | | Site is less than 400m from a bus stop | | | | | | |
| port | 4.2 Freque | ncy of l | ous service | | | | | | | | >10 Number of bus services received per hour (stops within 400m) | | | | | | |
| Transport | 4.3 Distanc | e to ne | arest train : | station | | | | | | | Site is less than 400m from a train station | | | | | | |
| F | 4.4 Perforr | nance d | of existing h | ighway netw | vork | | | | | | Performance of existing highway network 40th – 60th percentile | | | | | | |
| | 5.1 suitabil | ity of re | esidential u | ses | | | | | | | 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 | | | | | | |
| <u>v</u> | 5.2 Presen | ce of po | wer lines / | pylons | | | | | | | Site does not contain any overhead power lines or pylons | | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | | | Site does not contain gas pipelines | | | | | | |
| 5.Ha | 5.4 Waste | | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works | | | | | | |
| | | Safety Z | one for Lor | idon Southei | nd Airport | | | | | | (100% of site) Majority of site not within LSA public safety zone (100% of site) | | | | | | |
| 1 + Its | (LSA) 6.1 Depriva | ation In | dex | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | | | | | | |
| Regeneration Sustainable Settlement | | | | | | | | | | | No loss of designated employment land | | | | | | |
| gene Sett | | a on designated employment land | | | | | | | | | No loss of asset of community value (ACV) | | | | | | |
| Re Table | | mmunity Assets on site | | | | | | | | | | | | | | | |
| Istain | | Settlement Role and Hierarchy Contribution to regeneration of the urban area | | | | | | | | | Site within existing settlement | | | | | | |
| Su | | | | | ban area | | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) | | | | | | |
| | 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 Re | ference: | EA017 | | | | HEA | 00941 | 1-51 | HALE ROAT | | | | | | |
|--|--|---|----------------|------------------|-----------------------------|------|--|--|--|--|--|--|--|--|--|
| Address: | Pitmans Cl | ans Close Southend (central) Ward: Milton | | | | | | 6000 | NHE4094 | | | | | | |
| Neighbo | urhood: | l: Southend (central) Ward: Milton URBAN Size (ha): 0.13 | | | | 7 | H | | | | | | | | |
| Site Cate | gory: | URBAN | | Size (ha): | 0.13 | | | A019 | Court | EA019 | | | | | |
| Planning | Permission: | None | | Density: | 0.00 | HEAD | TL | EADIZ | | TEL | | | | | |
| | Capacity | N/A | N/A | Proposed | Mixed Use | WEAT | | UP | TLERSATE BAL | and the second state of th | | | | | |
| Housing: Potentia | Net Employm | ent Gross | Net | Use: | bin | En | SIT | H | Car Park | | | | | | |
| Floorspa | ce (sqm): | 4200 | 4200 | Existing Use: | storage/car parking area | HEA | CTAD Correlate Ser | | HEA085 | | | | | | |
| Context : surround Summar constrain | nundings: businesses. There are also a number of public toilets on approact of Pitmans Close and Tyler Avenue. In terms of the surrounding a range of uses including employment, commercial and public parl York Road car parks are both located across the road from the sit Southend Central Station runs adjacent to the north of the site a miles walk away. Pitmans Close can be accessed via the one-way Avenue and a taxi waiting area is opposite to the junction leadin mary of traints: Criteria | | | | | | | e corner vide e and from ely 0.1 | | EA017 HEA006 HEA085 EA030 | | | | | |
| | | | eria | | | | | | A still billion of stars and stars | Score/Qualitative Assessment | | | | | |
| Deliverab ility | | | | | | | | | Availability of site not yet | | | | | | |
| Deli | 1.2 Achieva | | | | | | | | | based on current market conditions | | | | | |
| | 2.1 Flood R | | | | | | | | Majority of site within Floo | | | | | | |
| | 2.2 Critical | Drainage Area | | | | | | | The Majority of the site is | not in a critical drainage area (% of site) | | | | | |
| | 2.3 Green I | | | | | | | | Site not located in the Gre | | | | | | |
| | 2.4 Landsca | · | | | | | | | | h-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact | of developmen | t on Ancient V | Voodland | | | | | Majority of site not within | n 50m buffer of Ancient Woodland (% of site) | | | | | |
| Environmental | 2.6 Impact | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | buffer zone of 50m, 100m and 200m of internationally protected habitat site (% of site) | | | | | |
| ironn | 2.7 Impact | of developmen | t on SSSI, NNR | | | | | | Majority of site not within site (% of site) | buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat | | | | | |
| Envir | 2.8 Impact | 2.8 Impact of development on LWS, LNR | | | | | | | | n or adjacent locally protected habitat site (% of site) | | | | | |
| | 2.9 Impact | 2.9 Impact on Open Space | | | | | | | Majority of site is not desig | ignated as protected open space (% of site) | | | | | |
| | 2.10 Impac | 2.10 Impact on TPO | | | | | | | Site does not contain prot | ected trees | | | | | |
| | 2.11 Impac | t on Minerals S | afeguarding Zo | one | | | | | Majority of site not within | n minerals safeguarding zone (% of site) | | | | | |
| | 2.12 Impac | t on Air Quality | | | | | | Majority of site not within | a an Air Quality Management Area (% of site) | | | | | | |
| | 2.13 Impac | t on Agricultura | ll Land | | | | Majority of site (>50%) potentially does not contain agricultural land (% of site) | | | | | | | | |
| ent | 3.1 Impact | on scheduled n | nonument | | | | | | Majority of site > 50m from | m a scheduled monument (% of site) | | | | | |
| Historic Environment | 3.2 Impact | on conservatio | n area | | | | | | Majority of site >50m fron | n conservation area (% of site) | | | | | |
| Envir | · · · | on listed buildi | - | | | | | | Majority of site >50m fron | | | | | | |
| toric | 3.4 Impact | on local listed b | ouilding | | | | | | Site does not contain a loc | cally listed building | | | | | |
| His | 3.5 Impact | on archaeologi | cal assets | | | | | | Site unlikely to contain arc | | | | | | |
| | | e to nearest bu | | | | | | | Site is less than 400m fron | • | | | | | |
| Transport | 4.2 Freque | ncy of bus servi | ce | | | | | | | es received per hour (stops within 400m) | | | | | |
| Tran | 4.3 Distanc | e to nearest tra | in station | | | | | | Site is less than 400m fron | n a train station | | | | | |
| | | nance of existin | | work | | | | | | ighway network 40th – 60th percentile | | | | | |
| | 5.1 suitabil | ity of residentia | l uses | | | | | | The majority of the site co suitability of residential us | ontains no known historic land use where further investigation/ assessment is required on the ses. | | | | | |
| rds | | ce of power line | es / pylons | | | | | | | overhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | Site does not contain gas p | • • | | | | | |
| Ŀ, | 5.4 Waste | | | | | | | | Majority of site is not with (% of site) | nin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works | | | | | |
| | 5.5 Public S (LSA) | afety Zone for | London South | end Airport | | | | | Majority of site not within | LSA public safety zone (% of site) | | | | | |
| Regeneration + Sustainable Settlements | 6.1 Depriva | ition Index | | | | | | | Majority of site within LSC | DA in top 20% most deprived national deprivation decile (% of site) | | | | | |
| ettler | 6.2 Area or | n designated en | ployment lan | d | | | | | No loss of designated emp | | | | | | |
| Rege ble S | 6.3 Commu | inity Assets on a | site | | | | | | No loss of asset of commu | unity value (ACV) | | | | | |
| itaina | | ient Role and H | | | | | | | Site within existing settlen | | | | | | |
| Sus | | ution to regene | | urban area | | | | | Site is previously develope | | | | | | |
| | 7 1 Dictore | a to poprost pri | manuschael | | I I I | | | 1 | Sito is botween 200m and | 1150km from a primary school | | | | | |

| 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 - \leq 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 Refe | erence: | EA019 | | | | | | | | | | | | |
|---|---|---|--|--|--|---|---|-----------------|--|--|--|--|--|--|
| Address: | Whitegate | Road | | | | Ti | 77 | | HEA094 | | | | | |
| | | | | | | BAPP | Offe A009 | | THE WHILE | | | | | |
| Neighbour | hood: | Southend (cen | tral) | Ward: N | Vilton | EAOPS | ERRU | | | | | | | |
| Site Catego | - | URBAN | | | 0.06 | | Bap | E | A019 Court | | | | | |
| | ermission: | None | | | 0.00 | | Sta HEA | 006 | EADTZ | | | | | |
| Potential (Housing: | | N/A | N/A | Proposed Use: | Mixed Use | | LIFFTOWNE | | EAO Stark | - in the second se | | | | |
| Potential I Floorspace | Net Employm e (sqm): | ent Gross 1900 | Net 1900 | Existing Use | Greenfield | · File | TTTT . | Street, Carton | HEA085 | EA019 | | | | |
| Context ar surroundir Summary constraint | ngs: of | currently overg and High Stree surrounding ar commercial, co No known env | rown and di t retail units ea given the mmunity an ronmental c | sused. The site b to the west. The proximity to the d residential. postraints. There | hitegate Road a backs on to the r ere are a wide ra High Street incl could be poter are also potent | ailway line nge of use luding em ntial noise | e to the so in the ployment, constrain | outh , ts | | | | | | |
| | | Crite | ria | | | | | | | Score/Qualitative Assessment | | | | |
| Deliverak ility | 1.1 Site Availability | | | | | | | | Availability of site not yet co | | | | | |
| Deli | 1.2 Achieva | | | | | | | | | sed on current market conditions | | | | |
| | 2.1 Flood R | | | | | | | | Majority of site within Flood | | | | | |
| | | Drainage Area | | | | | | | | ot in a critical drainage area (% of site) | | | | |
| | 2.3 Green I | | | | | | | | Site not located in the Green | | | | | |
| | 2.4 Landsca | of development | on Ancient M | loodland | | | | | | capacity area or is located within existing settlement boundary. | | | | |
| | 2.5 impact | or development | on Ancient W | ooulanu | | | | | Majority of site not within 50m buffer of Ancient Woodland (% of site) | | | | | |
| iental | 2.6 Impact | of development | on SPA, SAC, | Ramsar | | | | | Majority of site not within b | uffer zone of 50m, 100m and 200m of internationally protected habitat site (% of site) | | | | |
| Environmental | 2.7 Impact | of development | on SSSI, NNR | | | | | | Majority of site not within b site (% of site) | uffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat | | | | |
| Env | 2.8 Impact of development on LWS, LNR | | | | | | | | | r adjacent locally protected habitat site (% of site) | | | | |
| | 2.9 Impact on Open Space | | | | | | | | Majority of site is not design | nated as protected open space (% of site) | | | | |
| | 2.10 Impact on TPO | | | | | | | | Site does not contain protec | | | | | |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | | Majority of site not within m | ninerals safeguarding zone (% of site) | | | | |
| | | t on Air Quality | | | | | | | | n Air Quality Management Area (% of site) | | | | |
| | | t on Agricultural | | | | | | | | entially does not contain agricultural land (% of site) | | | | |
| rent | | on scheduled mo | | | | | | | | a scheduled monument (% of site) | | | | |
| ironn | | on conservation | | | | ļ | | | | conservation area (% of site) | | | | |
| c Env | | on listed building | | _ | | | | | Majority of site >50m from I Site does not contain a local | | | | | |
| Historic Environment | | on archaeologica | | | | | | | Site unlikely to contain archa | | | | | |
| Ŧ | | e to nearest bus | | | | | | | Site is less than 400m from a | - | | | | |
| ¥ | | ncy of bus service | | | | | | | | received per hour (stops within 400m) | | | | |
| Transport | | e to nearest train | | | | | | | Site is less than 400m from a | | | | | |
| Tra | | nance of existing | | work | | | | | | hway network <40th percentile | | | | |
| | | ity of residential | | VOIR | | | | | | tains no known historic land use where further investigation/ assessment is required on the | | | | |
| | | | | | | | | | suitability of residential uses | S. | | | | |
| rds | | ce of power lines | / pylons | | | | | | · · · · · · · · · · · · · · · · · · · | verhead power lines or pylons | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | Site does not contain gas pip | | | | | |
| ι. Δ | 5.4 Waste | | | | | | | | (% of site) | 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works | | | | |
| | 5.5 Public S (LSA) | Safety Zone for Lo | ondon Southe | nd Airport | | | | | Majority of site not within L | SA public safety zone (% of site) | | | | |
| ion + ients | 6.1 Depriva | tion Index | | | | | | | Majority of site within LSOA | in top 20% most deprived national deprivation decile (% of site) | | | | |
| Regeneration + Sustainable Settlements | 6.2 Area or | n designated emp | loyment land | | | | | | No loss of designated emplo | pyment land | | | | |
| Regei ole Se | 6.3 Commu | inity Assets on si | | | | | No loss of asset of community value (ACV) | | | | | | | |
| ainat | 6.4 Settlem | ent Role and Hie | | | | | Site within existing settlement | | | | | | | |
| Sust | 6.5 Contrib | ution to regener | ation of the u | rban area | | | | | Site is previously developed | land (% of site) | | | | |
| | 7.1 Distanc | e to nearest prin | ary school | | | | | | Site is between 800m and 1 | 150km from a primary school | | | | |
| | 7.2 Distanc | e to nearest seco | ndary school | | | | | 1 | Site is between 1150km and | d 2.3km from a secondary 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 Ref | erence: | | | | | | | | | | | | | | | |
|---|--|--|------------------|---------------|------------------------|---------|------------|---------------------------|----------------------------|------------------|---|--|--|--|--|--|
| Address: | Grainger R | oad | | | | | | - | | | | | | | | |
| | | | | | | | | TE | | STOCK ROAD | | | | | | |
| Neighbou | | South | nend (centr | al) | Ward: | Victori | а | + Mast | E | TADUM B | | | | | | |
| Site Categ | ory: | ERS | | | Size (ha): | 2.76 | | 8 | | | | | | | | |
| Planning F | Permission: | None | | | Density: | 199.81 | | | | F. | | | | | | |
| Potential Housing: | Capacity | | Gross 552 | Net 552 | Proposed Use: | Mix | ed Use | 1 As | | | | | | | | |
| Potential | Net Employm | nent | Gross | Net | Existing | Fmi | oloyment | | KE | PW | EA032 | | | | | |
| Floorspace Context a | | Grain | 0 ger Road is | -13,515 | Use: Istrial Estate | | surrounded | by resider | ntial dwell | ings | southend | | | | | |
| surroundings: Royal Mail complex and the Greyhound Retail Park. In its press functioning adequately as an employment site, has high vacan stock condition, it will need significant investment to retain ex future occupiers. Summary of constraints: The majority of the site is on designated employment land | | | | | | | | sent state ncy rates a | , the site is and based | s not on poor | | | | | | |
| | | | Criteri | а | | | | | | | Score/Qualitative Assessment | | | | | |
| rerab ty | 1.1 Site Ava | ailabilit | ý | | | | | | | | Availability of site not yet confirmed | | | | | |
| Deliverał ility | 1.2 Achieva | ability | | | | | | | | | Site has potential to be viable based on current market conditions | | | | | |
| | 2.1 Flood R | | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) | | | | | |
| | 2.2 Critical | Draina | ge Area | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | |
| | 2.3 Green E | | | | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landsca | | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact | of deve | elopment o | n Ancient W | oodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| intal | 2.6 Impact | ofdeve | elopment o | n SPA, SAC, I | Ramsar | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | | |
| Environmental | 2.7 Impact of development on SSSI, NNR | | | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat | | | | | |
| Envii | 2.8 Impact of development on LWS, LNR | | | | | | | | | | site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site) | | | | | |
| | 2.9 Impact 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 Impac | .11 Impact on Minerals Safeguarding Zone | | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | |
| | 2.12 Impac | t on Air | Quality | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | |
| | 2.13 Impac | t on Ag | ricultural L | and | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | |
| ent | 3.1 Impact | on sche | eduled mor | nument | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | |
| Environment | 3.2 Impact | | | rea | | | | | | | Majority of site >50m from conservation area (100% of site) | | | | | |
| Envii | 3.3 Impact | | | | | | | | | | Majority of site >50m from listed building (100% of site) | | | | | |
| Historic | 3.4 Impact | | | | | | | | | | Site does not contain a locally listed building | | | | | |
| Ï | 3.5 Impact | | | | | | | | | | Site unlikely to contain archaeological assets | | | | | |
| ÷ | 4.1 Distanc | | | top | | | | | | | Site is less than 400m from a bus stop | | | | | |
| Transport | 4.2 Freque | | | | | | | | | | >10 Number of bus services received per hour (stops within 400m) | | | | | |
| Trai | 4.3 Distanc | | | | | | | | | | Site is between 400m and 800m from a train station | | | | | |
| | 4.4 Perforn 5.1 suitabil | | | iighway netv | vork | | | | | | Performance of existing highway network <40th percentile The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to | | | | | |
| | 5.1 Sultabil | | | 565 | | | | | | | determine suitability of residential uses and whether any remediation is likely | | | | | |
| sp | 5.2 Presend | ce of po | wer lines / | pylons | | | | | | | Site does not contain any overhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | | | Site does not contain gas pipelines | | | | | |
| Ŀ, | 5.4 Waste | | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) | | | | | |
| | 5.5 Public S (LSA) | Safety Z | one for Lor | ndon Southe | nd Airport | | | | | | Majority of site not within LSA public safety zone (100% of site) | | | | | |
| on + ents | 6.1 Depriva | ition In | dex | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | | | | | |
| Regeneration + Sustainable Settlements | 6.2 Area or | srea on designated employment land | | | | | | | | | Majority of site is designated employment land however evidence has identified the site as functioning poorly as an | | | | | |
| tegen le Set | 6.3 Commi | unity As | sets on site | 2 | | | | | | | employment site (% of site) Loss of community asset | | | | | |
| F ainab | | 6.3 Community Assets on site | | | | | | | | | Site within existing settlement | | | | | |
| Susta | | | | tion of the u | rban area | | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) | | | | | |
| | 7.1 Distanc | | | | | | | | | | 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 Ref | erence: | HEA006 | | | | | | | | | | | | | | |
|--|---|--|-----------------|------------------|------------------------|-------------------------|---------------------|-------|--|--|--|--|--|--|--|--|
| Address: | | House), Cliffto | wn Road | | | 14 | | | | | | | | | | |
| | | | | | | | KERB | | EAGE Court | | | | | | | |
| Nucleik | | | | Mand | | | 400 | | | | | | | | | |
| Neighbou | | Southend (c | entral) | Ward: | Milton | - | Sta EA016 HI | EA006 | HEADIZ HEADIZ | | | | | | | |
| Site Cate | | URBAN | | Size (ha): | 0.28 | | CLIFFICIAR Car Park | | | | | | | | | |
| | Permission: | None | N - 1 | Density: | 607.14 | | ITT | III | EA030 | | | | | | | |
| Potential Housing: | Сарасіту | Gross 170 | Net 170 | Proposed Use: | Residential | Je | HEA085 | | | | | | | | | |
| Potential Floorspace | Net Employn e (sam): | ent Gross 700 | Net -1,800 | Existing Use: | Employment | R | | | | | | | | | | |
| Context a surround | Context and surroundings: A 6 Storey building located on the northern side of Clifftown R Southend Central Railway Station, where it intersects with the contains a retail unit and offices at ground floor and car parkin commercial in character. Summary of constraints: Southend Central Area. SCAAP Clifftown Policy Area. Town Ce Area. | | | | he High S king. The | treet. The surroundi | ng area is | | | | | | | | | |
| | | Cr | teria | | | | | | Score/Qualitative Assessment | | | | | | | |
| erab 'Y | 1.1 Site Ava | ailability | | | | | | | Site is confirmed to be available by landowner | | | | | | | |
| Deliverab ility | 1.2 Achieva | bility | | | | | | | Site is likely to be viable based on current market conditions | | | | | | | |
| | 2.1 Flood R | isk | | | | | | | Majority of site within Flood Zone 1 (100% of site) | | | | | | | |
| | 2.2 Critical | Drainage Area | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | | | |
| | 2.3 Green I | Belt | | | | | | | Site not located in the Green Belt | | | | | | | |
| | 2.4 Landsca | аре | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | | | |
| | 2.5 Impact | of developme | nt on Ancient V | Noodland | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | | | |
| _ | 2.6 Januara | | | Develop | | | | | | | | | | | | |
| enta | 2.6 impact | or developme | nt on SPA, SAC, | , Kamsar | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | | | | |
| Environmental | 2.7 Impact | of developme | nt on SSSI, NNF | R | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat | | | | | | | |
| Envi | 2.8 Impact | of developme | nt on LWS, LNR | ۲ | | | | | site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site) | | | | | | | |
| | 2.9 Impact | on Open Spac | e | | | | | | Majority of site is not designated as protected open space (100% of site) | | | | | | | |
| | 2.10 Impac | t on TPO | | | | | | | Site does not contain protected trees | | | | | | | |
| | 2.11 Impac | t on Minerals | Safeguarding Zo | one | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | | | |
| | 2 12 Impac | 12 Impact on Air Quality | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | | | |
| | | 12 Impact on Air Quality | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | | | |
| | | on scheduled | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | | | |
| Historic Environment | | on conservati | | | | | | | Majority of site > 50m from conservation area (100% of site) | | | | | | | |
| viron | | on listed build | | | | | | | Majority of site >50m from listed building (100% of site) | | | | | | | |
| c Env | | on local listed | _ | | | | | | Site does not contain a locally listed building | | | | | | | |
| stori | | | | | | | | | | | | | | | | |
| Ī | | on archaeolog | | | | | | | Site unlikely to contain archaeological assets | | | | | | | |
| 4 | | e to nearest b | | | | | | | Site is less than 400m from a bus stop | | | | | | | |
| Transport | | ncy of bus ser | | | | | | | >10 Number of bus services received per hour (stops within 400m) | | | | | | | |
| Tran | 4.3 Distanc | e to nearest t | ain station | | | | | | Site is less than 400m from a train station | | | | | | | |
| | 4.4 Perforn | nance of exist | ng highway net | twork | | | | | Performance of existing highway network 40th – 60th percentile | | | | | | | |
| | | ity of resident | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. | | | | | | | |
| rds | | ce of power lir | ies / pylons | | | | | | Site does not contain any overhead power lines or pylons | | | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | Site does not contain gas pipelines | | | | | | | |
| 5.1 | 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) | | | | | | | |
| | | afety Zone fo | r London South | end Airport | | | | | Majority of site not within LSA public safety zone (100% of site) | | | | | | | |
| ts + | (LSA) 6.1 Depriva | ition Index | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | | | | | | | |
| Regeneration Sustainable Settlement | | | | | | | | | | | | | | | | |
| ener | | | mployment lan | nd | | ļ | | | No loss of designated employment land | | | | | | | |
| Reg | | inity Assets or | | | | | | | No loss of asset of community value (ACV) | | | | | | | |
| taina | | ent Role and | | | | | | | Site within existing settlement | | | | | | | |
| Sus | 6.5 Contrib | 6.5 Contribution to regeneration of the urban area | | | | | | | Site is previously developed land (% of site) | | | | | | | |
| | | | rimary school | | | | | | Site is between 800m and 1150km from a primary school | | | | | | | |
| | 7.2 Distanc | e to nearest s | econdary schoc | | | | | | Site is between 800m and 1150km from a secondary 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 | e 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 | $i - \leq 10$) small scale retail uses within 2.3km |
| 7.11 Proximity to commercial uses | | | Nur | nber of commercial uses within 2.3km. 60th percentile – 80th percentile |

| Site Ref | erence: | HEA040 | | | | | | | | | | | | |
|---|--------------|--|----------------------------|------------------------------------|---------------------------|----------------|----------------------------------|----------|--|--|--|--|--|--|
| Address: | 57 York Ro | ad, Southend-On | -Sea, SS1 2B | Z | | | | THE. | QUEEECAVENUL | | | | | |
| | 1 | | | | | 4 | EADTZ | LERS AVE | | | | | | |
| Neighbou | rhood: | Southend (cent | ral) | Ward: | Milton | | H | EA085rk | PORTANDAVEL / S | | | | | |
| Site Categ | ory: | URBAN | | Size (ha): | 0.02 | | Fel | EA030 | HIEADAU 14 | | | | | |
| Planning I | Permission: | None | | Density: | 236.56 | HEAD | 74 | DK BOAD | | | | | | |
| Potential | Capacity | Gross 5 | Net 4 | Proposed Use: | Residential | ł | I BE | | | | | | | |
| | Net Employm | - | 4 N/A | Existing | | - 1 | E | | HEYOAEANE HEADSON EAOSO | | | | | |
| Floorspac | | | | Use: | Residential | E Cross popped | and an atom roam 2221 Or feature | | FEA040 | | | | | |
| Context a surroundi Summary constraint | ngs: of | A 3 storey build Baltic Avenue. S located within a Southend Centr | Surrounding a predomina | properties are ntly residential | similar in terms area. | | • | | | | | | | |
| | | Criter | ia | | | | | | Score/Qualitative Assessment | | | | | |
| Deliverab ility | 1.1 Site Ava | ailability | | | | | | | Site is confirmed to be available by landowner | | | | | |
| Deliv ilit | 1.2 Achieva | ability | | | | | | | Site is likely to be viable based on current market conditions | | | | | |
| | 2.1 Flood R | isk | | | | | | | Majority of site within Flood Zone 1 (100% of site) | | | | | |
| | 2.2 Critical | Drainage Area | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | |
| | 2.3 Green E | Belt | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landsca | эре | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact | of development o | on Ancient W | /oodland | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| ntal | 2.6 Impact | of development o | on SPA, SAC, | Ramsar | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | | |
| Environmental | 2.7 Impact | of development o | on SSSI, NNR | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) | | | | | |
| Envi | 2.8 Impact | of development o | on LWS, LNR | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | | | | | |
| | 2.9 Impact | on Open Space | | | | | | | Majority of site is not designated as protected open space (100% of site) | | | | | |
| | 2.10 Impac | t on TPO | | | | | | | Site does not contain protected trees | | | | | |
| | 2.11 Impac | t on Minerals Safe | eguarding Zo | ne | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | |
| | 2.12 Impac | t on Air Quality | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | |
| | 2.13 Impac | t on Agricultural L | and. | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | |
| ť | 3.1 Impact | on scheduled moi | nument | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | |
| onme | 3.2 Impact | on conservation a | irea | | | | | | Majority of site >50m from conservation area (100% of site) | | | | | |
| inviro | 3.3 Impact | on listed building | | | | | | | Majority of site >50m from listed building (100% of site) | | | | | |
| Historic Environment | 3.4 Impact | on local listed bui | lding | | | | | | Site does not contain a locally listed building | | | | | |
| Histo | 3.5 Impact | on archaeological | assets | | | | | | Site unlikely to contain archaeological assets | | | | | |
| | 4.1 Distanc | e to nearest bus s | top | | | | | | Site is less than 400m from a bus stop | | | | | |
| port | 4.2 Freque | ncy of bus service | | | | | | | >10 Number of bus services received per hour (stops within 400m) | | | | | |
| Transport | 4.3 Distanc | e to nearest train | station | | | | | | Site is less than 400m from a train station | | | | | |
| - | 4.4 Perforn | nance of existing h | nighway netv | work | | | | | Performance of existing highway network <40th percentile | | | | | |
| | 5.1 suitabil | ity of residential u | ises | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. | | | | | |
| S | 5.2 Presend | ce of power lines / | / pylons | | | | | | Site does not contain any overhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | Site does not contain gas pipelines | | | | | |
| 5.4 | 5.4 Waste | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works | | | | | |
| | 5.5 Public S | Safety Zone for Lo | ndon Southe | end Airport | | - | | | (100% of site) Majority of site not within LSA public safety zone (100% of site) | | | | | |
| + 9 | (LSA) | | | | | | | | | | | | | |
| Regeneration + Sustainable Settlements | 6.1 Depriva | ition Index | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | | | | | |
| ettlei | | n designated empl | | ł | | | | | No loss of designated employment land | | | | | |
| Rege ble S | 6.3 Commu | unity Assets on site | e | | | | | | No loss of asset of community value (ACV) | | | | | |
| taina | 6.4 Settlem | 6.4 Settlement Role and Hierarchy | | | | | | | Site within existing settlement | | | | | |
| Sus | 6.5 Contrib | ution to regenera | tion of the u | irban area | | | | | Site is previously developed land (% of site) | | | | | |
| | 7.1 Distanc | e to nearest prima | ary school | | | | | | Site is between 800m and 1150km from a primary school | | | | | |
| | 7.2 Distanc | e to pearest secon | ndary school | | | | | | Site is between 1150km and 2.2km from a secondary 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 Ref | erence: | HEA042 | | | | | | | | | | | | | |
|---|--------------|---|---------------|------------------|---------|--------|---|---|---|--|--|--|--|--|--|
| Address: | Esplanade | House, Eastern | Esplanade, SS | 99 1YY | | | PESEO | RD ROAD | | PARTIE PW | | | | | |
| | - | | | | | | FS | ATT A | | | | | | | |
| Neighbou | rhood: | Southend (cen | tral) | Ward: | Kursaal | | 114 | ANDE | | | | | | | |
| Site Categ | ory: | URBAN | | Size (ha): | 1.27 | | 1L | The Barrier | HEAD | 42 h | | | | | |
| Planning I | Permission: | None | | Density: | 170.48 | | | 21016 | - | a a a a a a a a a a a a a a a a a a a | | | | | |
| Potential | Capacity | Gross | Net | Proposed | Reside | ential | | | in all | | HEA042 | | | | |
| Housing: Potential | Net Employn | 216 nent N/A | 216 N/A | Use: Existing | Temp | orary | | | | EASTERN ESPLANADE | | | | | |
| Floorspac | e (sqm): | | | Use: | car pa | - | B Crown copy | right and database rights 2821 Ordennos Se | any mirinde | and a second | | | | | |
| Context and surroundings: The site is located on the north side of Eastern Esplanade, also fronting Burnaby to the north. The site has now been cleared and laid out for temporary public part The site falls within the SCAAP Central Seafront Policy Area. The surrounding us largely residential of between 2 to 5 storey (flats and houses), however there is 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 kr historic land use which necessitates the need for further investigation/ assessm determine suitability of residential uses and whether any remediation is likely | | | | | | | tempora The sur a), howe ty of the estigation | ary public p rounding us wer there is e site has ki on/ assessm | arking. ses are also a 5 nown | | Provide and an address regists 2021 Optimized Survey 100019660 | | | | |
| | | Crite | eria | | | | | | | | Score/Qualitative Assessment | | | | |
| erab V | 1.1 Site Av | ailability | | | | | | | | Site is confirmed to be av | vailable by landowner | | | | |
| Deliverab ility | 1.2 Achiev | ability | | | | | | | | Site is likely to be viable b | based on current market conditions | | | | |
| | 2.1 Flood F | Risk | | | | - | - | | | Majority of site within Flo | ood Zone 3 (% 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 Gre | een Belt | | | | |
| | 2.4 Landsc | | | | | | | | | | h-capacity area or is located within existing settlement boundary. | | | | |
| | | 2.4 Lanoscape 2.5 Impact of development on Ancient Woodland | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| | | | | | | | | | | | | | | | |
| ental | 2.6 Impact | 5 Impact of development on SPA, SAC, Ramsar | | | | | | | | Majority of site within buf within 100m buffer zone. | ffer zone of 200m of internationally protected habitat site (100% of site), while 33% of the site is | | | | |
| 9mmo | 2.7 Impact | of development | on SSSI, NNR | | | | | | | Majority of site not within | n buffer of 200m from a nationally designated site for biodiversity protected habitat site (100% of | | | | |
| Environmental | 2.8 Impact | of development | on LWS. LNR | | | | | | | | e is within 100m buffer zone. n or adjacent locally protected habitat site (100% of site) | | | | |
| - | | on Open Space | | | | | | | | | ignated as protected open space (100% of site) | | | | |
| | | .0 Impact on TPO | | | | | | | | Site does not contain prot | | | | | |
| | · · · | 1 Impact on Minerals Safeguarding Zone | | | | | | | | | n minerals safeguarding zone (100% of site) | | | | |
| | | Impact on Minerals Safeguarding Zone | | | | | | | | | n an Air Quality Management Area (100% of site) | | | | |
| | | t on Agricultural | Land | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | | | | |
| | | on scheduled m | | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | | | | |
| ment | | on conservation | | | | | | | | - , , | m conservation area (73% of site) while 27% of the site is within 50m | | | | |
| viron | | on listed buildin | | | | | | | | | m listed building (100% of site) | | | | |
| c Env | | on local listed building | - | | | | | | | Site does not contain a loo | | | | | |
| Historic Environment | | | | | | | | | | | , , , | | | | |
| Ŧ | · · | on archaeologic | | | | | | | | Site unlikely to contain are Site is less than 400m from | - | | | | |
| ť | | ce to nearest bus ncy of bus servic | | | | | | | | | res received per hour (stops within 400m) | | | | |
| Transport | | | | | | | | | | | | | | | |
| Trai | | ce to nearest trai | | | | | | | | | 1150km from a train station | | | | |
| | | mance of existing | | work | | | | | | _ | ighway network 40th – 60th percentile | | | | |
| | 5.1 suitabi | lity of residential | uses | | | | | | | | as known historic land use which necessitates the need for further investigation/ assessment to esidential uses and whether any remediation is likely | | | | |
| 10 | 5.2 Presen | ce of power lines | ; / pylons | | | | | | | Site does not contain any | overhead power lines or pylons | | | | |
| 5.Hazards | 5.3 Gas Pip | · · · | | | | | | | | Site does not contain gas | | | | | |
| 5.На | 5.4 Waste | | | | | | | | | Majority of site is not with | hin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works | | | | |
| | 5 5 Public | Safety Zone for L | ondon Southe | and Airport | | | | | | (100% of site) | n LSA public safety zone (100% of site) | | | | |
| | (LSA) | | | | | | | | | wajonty of site not within | | | | | |
| generation + Settlements | 6.1 Depriv | ation Index | | | | | | | | Majority of site within LSC | DA in top 20% most deprived national deprivation decile (100% of site) | | | | |
| Regeneration ole Settlemen | 6.2 Area o | n designated em | ployment land | ł | | | | | | No loss of designated emp | | | | | |
| Rege ble St | 6.3 Comm | unity Assets on si | ite | | | | | | There is no loss of a community asset and the site is of a scale (200+ homes) that can deliver new community assets | | | | | | |
| Re _{ Sustainable | 6.4 Settlen | Settlement Role and Hierarchy | | | | | | | | Site within existing settlement | | | | | |
| Sust | 6.5 Contrik | 5 Contribution to regeneration of the urban area | | | | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) | | | | | |
| | 7.1 Distanc | ce to nearest prir | nary school | | | | | | | Site is between 1150km a | ind 2.3km from a primary school | | | | |
| | 7.2 Distand | ce to nearest seco | ondary school | | | | | | | Site is more than 2.3km fr | rom a secondary 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 - \leq 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 Ref | erence: | HEA048 | | | | | | | | | | | | |
|--|---|---|-----------------------|--------------|-------------|-------------|--|---------------|---|--|--|--|--|--|
| Address: | 215 - 215A | | | | | | | -// 5 | | | | | | |
| | , Westcliff- SS0 7AF | On-Sea, | | | | | | | | | | | | |
| Neighbou | rhood: | Southend (cen | tral) | Ward: V | /ictoria | 5 | | THE | | | | | | |
| Site Categ | ory: | URBAN | | Size (ha): 0 | .21 | 10 | | THE | HEADARS | | | | | |
| Planning I | Permission: | None | | Density: 4 | 3.50 | 2 OF | ROCHE | ORD AVENL | | | | | | |
| Potential | Capacity | Gross | Net | Proposed | Residential | 60 | | | | | | | | |
| Housing: Potential | Net Employm | 9 ent N/A | 9 N/A | Use: | Vacant/ | | RAYLEIGH / | AVENUE | | | | | | |
| | oorspace (sqm): | | | | | - Alexander | Shu | 4707 SILL 19 | | | | | | |
| surroundi Summary | Context and surroundings: The site is located on the western side of North Rd. It is boarded buildings have been demolished. The streetscene in this part of predominantly made up of two storey residential properties. Summary of constraints: Southend Central Area. SCAAP Victoria Gateway Policy Area. Thas known historic land use which necessitates the need for fur assessment to determine suitability of residential uses and wh likely. | | | | | | n Road is jority of th nvestigatio | e site on/ | | | | | | |
| | | Crite | ria | | | | | | Score/Qualitative Assessment | | | | | |
| Deliverab ility | 1.1 Site Ava | ilability | | | | | | | Site is confirmed to be available by landowner | | | | | |
| Deliv ili | 1.2 Achievability | | | | | | | | Site is likely to be viable based on current market conditions | | | | | |
| | | 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 E | Belt | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landsca | 2.4 Landscape | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact | of development | on Ancient W | /oodland | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| ental | 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) | | | | | |
| Environmental | 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) | | | | | |
| E | 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 Impac | | | | | | | | Site does not contain protected trees | | | | | |
| | 2.11 Impac | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | |
| | 2.12 Impac | t on Air Quality | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | |
| | 2.13 Impac | t on Agricultural | Land | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | |
| ant | 3.1 Impact | on scheduled me | onument | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | |
| onme | 3.2 Impact | on conservation | area | | | | | | Majority of site >50m from conservation area (100% of site) | | | | | |
| Envir | 3.3 Impact | on listed buildin | g | | | | | | Majority of site >50m from listed building (100% of site) | | | | | |
| Historic Environment | 3.4 Impact | on local listed bu | uilding | | | | | | Site does not contain a locally listed building | | | | | |
| Hist | 3.5 Impact | on archaeologica | al assets | | | | | | Site unlikely to contain archaeological assets | | | | | |
| | 4.1 Distance | e to nearest bus | stop | | | | | | Site is between 400m and 800m from a bus stop | | | | | |
| Transport | 4.2 Frequer | ncy of bus service | e | | | | | | 0 Number of bus services received per hour (stops within 400m). However, various bus stops are not far out of the 400m distance. | | | | | |
| Tran | 4.3 Distance | e to nearest traii | n station | | | | | | Site is between 400m and 800m from a train station | | | | | |
| | 4.4 Perform | nance of existing | highway net | work | | | | | Performance of existing highway network <40th percentile | | | | | |
| | 5.1 suitabili | ty 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 | | | | | |
| st | 5.2 Presenc | e of power lines | / pylons | | | | | | Site does not contain any overhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | Site does not contain gas pipelines | | | | | |
| 5.H | 5.4 Waste | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works | | | | | |
| | 5.5 Public S | afety Zone for Lo | ondo <u>n South</u> e | end Airport | | | | | (100% of site) Majority of site not within LSA public safety zone (100% of site) | | | | | |
| + \$ | (LSA) | | | | | | | | | | | | | |
| ntion - ment | 6.1 Depriva | tion Index | | | | | | | Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site) | | | | | |
| Regeneration ole Settlement | | designated emp | | b | | | | | No loss of designated employment land | | | | | |
| Regeneration Sustainable Settlement | 6.3 Commu | inity Assets on si | te | | | | | | No loss of asset of community value (ACV) | | | | | |
| taina | 6.4 Settlem | ent Role and Hie | erarchy | | | | | | Site within existing settlement | | | | | |
| Susi | 6.5 Contrib | ution to regener | ation of the ι | ırban area | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) | | | | | |
| | 7.1 Distance | e to nearest prin | nary school | | | | | | Site is between 400m and 800m from a primary school | | | | | |
| | 7.2 Distance | e to nearest seco | ondary schoo | I | | | | | Site is between 1150km and 2.3km from a secondary 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 - \leq 10) small scale retail uses within 2.3km |
| 7.11 Proximity to commercial uses | | | Number of commercial uses within 2.3km. >80th percentile |

| Site Ref | erence: | HEA07 | 8 | | | | | | | | | | | | |
|--|---|---|---|--|------------------|--|--|--|--------------------------|--|--|--|--|--|--|
| Address: | Styles Prop | erties, 16 | 5 Sutton | Rd, SS2 5PE | | | | | 1.11 | | | | | | |
| | | | | | | | | PALIA | WAY | | | | | | |
| Neighbou | rhood: | Southen | d (centra | al) | Ward: | Victoria | | GREYHC | | | | | | | |
| Site Categ | ory: | URBAN | | | Size (ha): | 0.10 | EA03 | | | | | | | | |
| Planning I | Permission: | None | | | Density: | 69.38 | | E | | | | | | | |
| Potential Housing: | Capacity | Gr 7 | OSS | Net 7 | Proposed Use: | Residential led development | | | MALDO | ON ROME AV78 | | | | | |
| Potential | Potential Net Employment N/A N/A Existing Vacant Land | | | | PW | | | | | | | | | | |
| Floorspac | e (sqm): | | | | Use: | Previously Developed | Converception | regiti 7221 Orfeance Sa | | HEA078 | | | | | |
| Context and surroundings: The site is located on the western side of Sutton Road, at the ju It was previously occupied by a single storey industrial building, into account of the changing levels on Maldon Road. Site is now street scene in this location with a mixture of both residential a Summary of The site is located within the SCAAP Sutton Gateway Neighbour | | | | | | | ng, and is s low vacant al and com | stepped, ta . There is a mercial use | aking a varied es. | | | | | | |
| constraint | | are chan known h assessme likely. | nging leven historic la ent to de | els between and use whic etermine su | Sutton Road | d and Maldon Road. tes the need for furt esidential uses and v | The major her investi | ity of the s gation/ | ite has | O Choire dopyingth and restbath (Control 2021 Ourname & Survey 1001 1958) Department of the state of the stat | | | | | |
| | | | Criteria | 3 | | | | | | Score/Qualitative Assessment | | | | | |
| Deliverab ility | 1.1 Site Ava | | | | | | _ | | | Site is confirmed to be available by landowner | | | | | |
| Del | 1.2 Achieva 2.1 Flood R | | | | | | | | | Site is likely to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site) | | | | | |
| | 2.2 Critical | | Area | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | |
| | 2.3 Green I | | | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landsca | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | | | oment or | n Ancient Wo | oodland | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| _ | 2.6 Impact | ofdovolor | montor | | lamcar | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | | |
| nenta | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | | | | | | |
| Environmental | 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) | | | | | |
| Envir | 2.8 Impact | 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 | 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 | | | | | |
| | | ct on Minerals Safeguarding Zone | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | |
| | 2.12 Impac | | | . 1 | | | _ | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | |
| | 2.13 Impac 3.1 Impact | | | | | | _ | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) Majority of site > 50m from a scheduled monument (100% of site) | | | | | |
| Historic Environment | 3.2 Impact | | | | | | - | | | Majority of site >50m from conservation area (100% of site) | | | | | |
| viron | 3.3 Impact | | | | | | - | | | Majority of site >50m from listed building (100% of site) | | | | | |
| ric En | 3.4 Impact | | | ding | | | | | | Site does not contain a locally listed building | | | | | |
| Histo | 3.5 Impact | on archae | ological a | assets | | | | | | Site unlikely to contain archaeological assets | | | | | |
| | 4.1 Distanc | e to neare | st bus st | ор | | | | | | Site is less than 400m from a bus stop | | | | | |
| bort | 4.2 Freque | ncy of bus | service | | | | | | | >10 Number of bus services received per hour (stops within 400m) | | | | | |
| Transport | 4.3 Distanc | e to neare | st train s | tation | | | | | | Site is between 400m and 800m from a train station | | | | | |
| | 4.4 Perform | nance of ex | xisting hi | ghway netw | vork | | | | | Performance of existing highway network <40th percentile | | | | | |
| | 5.1 suitabil | ity of resid | lential us | ses | | | | | | 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 | | | | | |
| ş | 5.2 Presend | ce of powe | er lines / | pylons | | | | | | Site does not contain any overhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | | Site does not contain gas pipelines | | | | | |
| 5.1 | 5.4 Waste | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) | | | | | |
| | 5.5 Public S (LSA) | lic Safety Zone for London Southend Airport | | | | | | | | Majority of site not within LSA public safety zone (100% of site) | | | | | |
| tion + nents | | ivation Index | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | | | | | |
| Regeneration - ole Settlement | 6.2 Area or | n designate | ed emplo | yment land | | | | | | No loss of designated employment land | | | | | |
| Rege ble Se | 6.3 Commu | ommunity Assets on site | | | | | | | | No loss of asset of community value (ACV) | | | | | |
| Regeneration + Sustainable Settlements | | ettlement Role and Hierarchy | | | | | | | | Site within existing settlement | | | | | |
| Sus | | | | ion of the ur | ban area | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) | | | | | |
| | 7.1 Distanc | e to neare | st prima | ry school | | I I | 1 | | 1 | Site is between 400m and 800m from a primary school | | | | | |

| 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 Refe | erence: | HEA082 | | | | | | | | |
|--|---|---|--|----------------|------------------------|----------------|----------|--|--|--|---|
| | Address: | 4 Southchu | irch Road, SS1 | 2NE | | | | 28m | 1-1 | 50 | |
| | | | | | 1 | | | | Vict | oria Plaz | za of HEA096 |
| | Neighbour | | Southend (ce | ntral) | Ward: | Milton | | - | Shop | oria Plaz ping Cent | EA039 CALL ESSEX STF |
| - | Site Catego | ory: Permission: | URBAN | | Size (ha): Density: | 0.07 346.99 | | | Mr. | Car Park | SOUTHCHU HEA096 |
| - | Potential (| | Gross | Net | Proposed | Resider | tial led | 18/0 | •28m | DEEPING | HEA082 HEA122 |
| | Housing: | | 24 | 24 | Use: | develop | | EARO | PO 1870048 | 41 | |
| | Floorspace | Net Employm e (sqm): | ent N/A | N/A | Existing Use: | Employ Land | ment | o fran corporat | and a state of the state of the state of the | tist Ct | WARRIOR SOUAR |
| Context and surroundings: This site includes a 3-storey building located to the rear of So a service deeping adjacent to the main High Street and Victor building includes commercial frontage, the middle floor and a offices. There is an expired permission on the site for a part 4 comprising 24 flats with a restaurant at ground floor. Summary of constraints: The site is located within the SCAAP High Street Policy Area a Primary Shopping Area. The road forming a secondary shopp loss of commercial uses on the ground floor would likely be r Southchurch Road is noted as a Key Public Realm Improveme improved pedestrian/cycle links. | | | | | | | | ia Shoppin upper floo /part 5 sto nd Design ing frontagesisted. Th | ng Centre. r are in us orey buildi ated Towr ge and the nis section | The e as ing n Centre refore a of | HEADS |
| _ | q | 1 1 Sito Ave | | eria | | | | | | | Site is confirmed to be available by landowner |
| | Deliverab ility | 1.1 Site Availability 1.2 Achievability | | | | | | | | | Site is likely to be viable based on current market conditions |
| _ | De | 2.1 Flood R | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) |
| | | | Drainage Area | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) |
| | | 2.3 Green E | - Selt | | | _ | | | | | Site not located in the Green Belt |
| | | 2.4 Landsca | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | | | of developmen | t on Ancient W | /oodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | _ | 2 Classest | of developmen | | Domoor | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | nenta | 2.0 impact | or developmen | | Namsai | | | | | | |
| | Environmental | 2.7 Impact | 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) |
| | En | 2.8 Impact | of developmen | t on LWS, LNR | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | | | mpact on Open Space | | | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | | | Impact on TPO | | | | | | | | Site does not contain protected trees |
| | | | mpact on Minerals Safeguarding Zone | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) |
| | | | t on Air Quality | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) |
| | | | t on Agricultura | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) Majority of site > 50m from a scheduled monument (100% of site) |
| | ment | | on scheduled r | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) Majority of site >50m from conservation area (100% of site) |
| | viron | | on listed buildi | | | | | | | | Majority of site >50m from listed building (100% of site) |
| | Historic Environment | | on local listed l | | | | | | | | Site does not contain a locally listed building |
| | listor | 3.5 Impact | on archaeologi | cal assets | | | | | | | Site unlikely to contain archaeological assets |
| _ | | | e to nearest bu | | | | | | | | Site is less than 400m from a bus stop |
| | ort | 4.2 Frequei | ncy of bus servi | ce | | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| | Transport | 4.3 Distanc | e to nearest tra | in station | | | | | | | Site is less than 400m from a train station |
| | F | 4.4 Perform | nance of existin | g highway net | work | | | | | | Performance of existing highway network 40th – 60th percentile |
| | | 5.1 suitabili | ity of residentia | al uses | | | | | | | The majority of the site contains no known historic land use where further investigation/assessment is required on the suitability of residential uses. |
| | rds | 5.2 Presenc | ce of power line | es / pylons | | | | | | | Site does not contain any overhead power lines or pylons |
| | 5.Hazards | 5.3 Gas Pip | eline | | | | | | | | Site does not contain gas pipelines |
| | S. | 5.4 Waste | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) |
| | | 5.5 Public S (LSA) | afety Zone for | London Southe | end Airport | | | | | | Majority of site not within LSA public safety zone (100% of site) |
| | on + ents | 6.1 Depriva | tion Index | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) |
| | Regeneration + Sustainable Settlements | 6.2 Area on | a on designated employment land | | | | | | | | No loss of designated employment land |
| | le Set | | imunity Assets on site | | | | | | | | Loss of community asset |
| | F ainabl | 6.4 Settlem | tlement Role and Hierarchy | | | | | | <u> </u> | | Site within existing settlement |
| | Susta | 6.5 Contrib | Contribution to regeneration of the urban area | | | | | | | | Site is previously developed land (% of site) |
| F | | 7.1 Distanc | e to nearest pr | imary school | | | | | | | Site is between 800m and 1150km from a primary school |
| Г | | | | | | | | | 1 | 1 | |

| 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 Ref | Site Reference: HEA094 | | | | | | | | | | | | | | | |
|-------------------------------------|--|-------------------|--------------|------------------|---|---|---|---|--------------------------|---|--|--|--|--|--|--|
| Address: | Warrior Sq | uare, SS1 | 2]] | | | | | | | | | | | | | |
| Neighbou | rhood: | Souther | nd | Ward: | Milton | | - | | | | | | | | | |
| Site Categ | orv: | (central URBAN | | Size (ha): | 1.39 | | ar Park | SIPIL | EA039 H | 096 CUL HEA237C | | | | | | |
| _ | Permission: | None | | Density: | 215.64 | | EEPING | R SOL | JTHCHURCH RC | HEA037 | | | | | | |
| Potential | Capacity | Gross | Net | Proposed Use: | Residentia | l led, may | | HEA082 | DR SQUARE NORTH | | HEADB2 HEAT22ND | | | | | |
| Housing: | | 300 | 300 | | include re- of parking, additional provision a Avenue | linked to parking | h Štr | eet HEAOO | WABBIOR SQU | Skateboard Park 1094 Subwa | HEADOS CONTRACTOR | | | | | |
| Potential Employme Floorspace | ent | N/A | N/A | Existing Use: | Car park/ o space | open | | EAO | 19 Co | NENUS EL | HEA094 | | | | | |
| | Context and The site currently includes surface parking areas, skate park and surroundings: The site was previously occupied by an indoor swimming pool. include a 2-storey building in use as offices in the north west concept and surface and more terraced housing is located to the south we open space and more terraced housing is located to the north (Area) and further terraced dwellings to south. Part of the site is | | | | l. The prop corner. A t west of sit (designat | oosed site cerrace of e. Warrior ed Conser | does not /ictorian Square vation | | | | | | | | | |
| | Area) and further terraced dwellings to south. Part of the site i Summary of The site is located within the Southend Central Area (see policy constraints: is therefore a primary focus for regeneration and growth. The siste is SCAAP Warrior Square Neighbourhood Policy Area. There is a sister SCAAP New/ Improved Open Space, but this could be included The site is not included as a Key Visitor Car Park. The site is cur also being considered in the short term as a location for a skate | | | | | | | ated withi a of overla otential sch | n the p with neme. | | HEA006 EA019 EA030 | | | | | |
| | | | Criteria | | | | | | | | Score/Qualitative Assessment | | | | | |
| Deliverab ility | 1.1 Site Ava | | | | | | | | | | ble for development by landowner but is subject to Council resolution | | | | | |
| Deli | 1.2 Achieva | | | | | | | | | | ed on current market conditions | | | | | |
| | 2.1 Flood R 2.2 Critical | | Aroa | | | | | | | Majority of site within Flood Z | t in a critical drainage area (100% of site) | | | | | |
| | | | Alea | | | | | | | Site not located in the Green Belt | | | | | | |
| | 2.3 Green E | | | | | | | | | | Belt apacity area or is located within existing settlement boundary. | | | | | |
| | 2.4 Landsca | | nmont on | Ancient Woodland | | | | | | | m buffer of Ancient Woodland (100% of site) | | | | | |
| tal | | | | SPA, SAC, Ramsar | | | | | | | iffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | | |
| nmen | 2.7 Impact | of develo | pment on ! | SSSI. NNR | | | | | | Majority of site not within but | Iffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat | | | | | |
| Environmenta | | | | | | | | | | site (100% of site) | | | | | | |
| Ξ | 2.8 Impact 2.9 Impact | | | LVVS, LINK | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | | | | | | |
| | 2.9 impact 2.10 impact | | Space | | | | | Majority of site is not designated as protected open space (100% of site) Site does not contain protected trees | | | | | | | | |
| | | | rals Safegu | uarding Zone | | | - | | | | inerals safeguarding zone (100% of site) | | | | | |
| | 2.12 Impac | | | | | | | | | | a Air Quality Management Area (100% of site) | | | | | |
| | 2.12 Impac | | | nd | | | | | | | ntially does not contain agricultural land (100% of site) | | | | | |
| | 3.1 Impact | | | | | | | | | | a scheduled monument (100% of site) | | | | | |
| Historic Environment | 3.2 Impact | | | | | | | | | | onservation area (59% of site) while 41% is within 50m | | | | | |
| wiror | 3.3 Impact | | | | | | | | | Majority of site >50m from lis | sted building (% of site) | | | | | |
| ric Er | 3.4 Impact | on local li | sted buildi | ing | | | | | | Site does not contain a locally | y listed building | | | | | |
| Histo | 3.5 Impact | on archae | eological as | ssets | | | | | | Site unlikely to contain archae | eological assets | | | | | |
| | 4.1 Distanc | e to near | est bus sto | p | | | | | | Site is less than 400m from a | bus stop | | | | | |
| ort | 4.2 Freque | ncy of bus | service | | | | | | | >10 Number of bus services re | received per hour (stops within 400m) | | | | | |
| Transport | 4.3 Distanc | e to near | est train st | ation | | | | | | Site is less than 400m from a | train station | | | | | |
| F | 4.4 Perform | nance of e | existing hig | hway network | | | | | | Performance of existing highv | way network <40th percentile | | | | | |
| | 5.1 suitabili | ity of resid | dential use | 25 | | | | | | The majority of the site conta suitability of residential uses. | ains no known historic land use where further investigation/ assessment is required on the \cdot | | | | | |
| ds | 5.2 Presenc | ce of pow | er lines / p | ylons | | | | | | Site does not contain any ove | erhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | | Site does not contain gas pipe | elines | | | | | |
| 5.F | 5.4 Waste | afety Zor | e for Lond | on Southend | | | | | | (100% of site) | 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works A public safety zone (100% of site) | | | | | |
| | Airport (LSA | | e for Lond | on southenu | | | | | | wajonty of site not within LSA | | | | | | |
| n + e ts | 6.1 Depriva | ition Inde | x | | | | | | | Majority of site within LSOA in | in top 20% most deprived national deprivation decile (100% of site) | | | | | |
| 2 <u>–</u> 1 | | | | | | | | 1 | | | | | | | | |

| inabl men | 6.2 Area on designated employment land | | | No loss of designated employment land |
|--------------------------|--|--|--|---|
| Sustainabl Settlement | 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 |
| | 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 |
| S | 7.4 Distance to nearest designated open space | | | Site is between 800m and 1150km from a designated open space |
| ervice | 7.5 Distance to nearest built leisure facility | | | Site is less than 400m from a built leisure facility |
| s pue | 7.6 Distance to nearest town centre | | | Site is between 400m and 800m from town centre |
| lities a | 7.7 Distance to nearest town and district centre | | | Site is between 400m and 800m from a town and district centre |
| Faciliti | 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 - \leq 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 Refe | ite Reference: HEA103 | | | | | | | | | |
|--|---------------------------------------|-----------------------------------|---------------|----------------------|---------------|----------|-------------|-------------|--------------------|--|
| Address: | Nazareth H | louse, 111 Londo | n Rd, SS1 1P | Р | | | | | St Helen | 's Roman |
| | | | | | | | | EA255 | Catholic School | Is konner |
| Neighbour | hood: | Southend (cent | ral) | Ward: | Victoria | | | | ROAD | |
| Site Catego | ory: | REGEN | | Size (ha): | 1.47 | | Sch | 14 | 0 | |
| Planning P | ermission: | None | | Density: | 102 | | 135 | | | |
| Potential C Housing: | Capacity | Gross 150 | Net 80 | Proposed Use: | Reside Led | ential | TEL | Ball for | | |
| Potential N | Net Employm | | N/A | Existing | Care H | lome | | YE- | LONDON ROAD | 品品自由目目 |
| Floorspace Context ar | | Located on the | north side o | Use: f the London | | | are home | and assoc | riated | southend |
| surroundir | | accommodation around the edg | n, surrounde | d by garden/ | amenity sp | ace, wit | h a tall br | ick wall ru | nning | |
| | | storeys, comme | ercial ground | floor, with N | Ailton Cons | ervation | Area fur | her to the | south. | |
| | | To the north the beyond. A new | | | | | s/ residen | tial street | S | the fit is a |
| Summary constraints | | Located within Policy Area. | the Southen | d Central Are | a and SCAA | P Victo | ria Gatew | ay Neighb | ourhood | |
| construint | | roney Area. | | | | | | | | |
| | | Criter | ia | | | | | | | Score/Qualitative Assessment |
| ab | 1.1 Site Ava | | 10 | | | | | | | Site is confirmed to be available by landowner |
| Deliverab ility | 1.2 Achieva | ability | | | | | | | | Site is likely to be viable based on current market conditions |
| | 2.1 Flood R | isk | | | | | | | | Majority of site within Flood Zone 1 (100% of site) |
| | 2.2 Critical | Drainage Area | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) |
| | 2.3 Green E | Belt | | | | | | | | Site not located in the Green Belt |
| | 2.4 Landsca | эре | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact | of development c | on Ancient W | oodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| tal | 2.6 Impact | of development c | on SPA, SAC, | Ramsar | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| Environmental | 2.7 Impact | of development c | on SSSL NNR | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat |
| nviro | 2.8 Impact of development on LWS, LNR | | | | | | | | | site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site) |
| ш | · · · |) Impact on Open Space | | | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | <u> </u> | Impact on Open Space | | | | | | | | Site does not contain protected trees |
| | | t on Minerals Safe | eguarding Zo | ne | | | | | | Majority of site not within minerals safeguarding zone (100% of site) |
| | 2.12 Impac | t on Air Quality | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) |
| | | t on Agricultural L | .and | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) |
| t | 3.1 Impact | on scheduled mo | nument | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) |
| nmer | 3.2 Impact | on conservation a | area | | | | | | | Majority of site >50m from conservation area (100% of site) |
| nviro | 3.3 Impact | on listed building | | | | | | | | Majority of site >50m from listed building (100% of site) |
| Historic Environment | 3.4 Impact | on local listed bui | ilding | | | | | | | Site does not contain a locally listed building |
| Histo | 3.5 Impact | on archaeological | assets | | | | | | | Site unlikely to contain archaeological assets |
| | 4.1 Distance | e to nearest bus s | top | | | | | | | Site is less than 400m from a bus stop |
| port | 4.2 Frequer | ncy of bus service | | | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| Transport | 4.3 Distance | e to nearest train | station | | | | | | | Site is less than 400m from a train station |
| | 4.4 Perform | nance of existing I | highway net | work | - Martini | | | | | Performance of existing highway network <40th percentile |
| | 5.1 suitabili | ity of residential ι | ises | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. |
| | E 2 Broconc | ce of power lines , | / pylops | | | | | | | Site does not contain any overhead power lines or pylons |
| ards | 5.3 Gas Pip | | / pyions | | | | | | | Site does not contain any overhead power lines of pylons Site does not contain gas pipelines |
| 5.Hazards | 5.4 Waste | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works |
| | 5 5 Public S | Safety Zone for Lo | ndon Southe | and Airport | | | | | | (100% of site) Majority of site not within LSA public safety zone (100% of site) |
| | (LSA) | | | nu Airport | | | | | | |
| tion + | 6.1 Depriva | ation Index | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) |
| Regeneration + ustainable Settlements | 6.2 Area on | n designated empl | loyment land | 1 | | | | | | No loss of designated employment land |
| Rege ble Se | 6.3 Commu | .3 Community Assets on site | | | | | | | | No loss of asset of community value (ACV) |
| tainal | 6.4 Settlem | ent Role and Hier | rarchy | | | | | | | Site within existing settlement |
| sn | 6.5 Contrib | ution to regenera | tion of the u | rban area | | | | | | |

| Sus | 6.5 Contribution to regeneration of the urban area | | | |
|-----|--|--|--|--|
| | 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: | Address: 42 - 82 (Warrior House), Southchurch Road, SS1 2LZ | | | | | | AY . | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Neighbourhood: Southend (central) Ward: Milton | | | | | HEA096 FR039 | | | | | | | | | | |
| Site Category: URBAN Size (ha): 0.16 | | | | Car Park ESSEX STREET HEA096 EA039 | | | | | | | | | | | |
| | Permission: | None | | Density: | 93.16 | | STER | H - | HURCHRO | AD | | | | | |
| Potential Housing: | Capacity | Gross 15 | Net 15 | Proposed Use: | Reside Led | ential | ROA | SOUTH | HEA122 | HEA037 | | | | | |
| Potential I Floorspace | Net Employm | nent N/A | N/A | Existing | Emplo | yment | | - HAR | | | | | | | |
| Context a | | Located to sout | th side of So | Use: uthchurch Roa | Land ad and to th | ne west o | of Warrio | r Square E | ast. | southend | HEA122 | | | | |
| surroundin Summary constraint | of | Contains a three buildings, with carriageway is to centre is to the Southend Centu Centre Primary | commercial to the east, V west, the Be ral Area. SCA | ground floor, Warrior Squar etter Queensv AP Queensw | some with re Conserva way site is t ay Policy Ar | resident tion Are o the no rea. Also | tial above a is to the rth. within th | e SCAAP 1 | vay dual e town Fown | RECEIPTION OF THE RECEIPTION O | | | | | |
| | - | Centre Primary Shopping Area, and likely need to retain com Majority of site less than 50m from conservation area. The m known historic land use which necessitates the need for furth assessment to determine suitability of residential uses and w likely. | | | | | | f the site I tigation/ | has | C Crease expanding and database rights 2021 Ordening Stury or 10 (8198 80 Section 2014) Statement of the evolution of the United Statement (United Statement) | | | | | |
| | | Criter | ria | | | | | | | | Score/Qualitative Assessment | | | | |
| Deliverab ility | 1.1 Site Ava | ailability | | | | | | | | Site is confirmed to be ava | ailable by landowner | | | | |
| Deliv | 1.2 Achieva | · | | | | | | | · | | based on current market conditions | | | | |
| | 2.1 Flood R | | | | | | | | | Majority of site within Floo | | | | | |
| | | Drainage Area | | | | | | | | | not in a critical drainage area (100% of site) | | | | |
| | 2.3 Green I | | | | | | L | | | Site not located in the Gree | | | | | |
| | 2.4 Landsca | · | | loodlood | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | | | | | |
| Environmental | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | | buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | |
| vironr | 2.7 Impact of development on SSSI, NNR | | | | | | | | | Majority of site not within site (100% of site) | buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat | | | | |
| En | 2.8 Impact of development on LWS, LNR | | | | | | | | | | or adjacent locally protected habitat site (100% of site) | | | | |
| | 2.9 Impact on Open Space | | | | | | | | | Majority of site is not desig | gnated as protected open space (100% of site) | | | | |
| | 2.10 Impac | | | | | | L | | | Site does not contain prote | | | | | |
| | 2.11 Impac | t on Minerals Saf | eguarding Zo | ne | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | |
| | | t on Air Quality | | | | | L | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | |
| | | t on Agricultural I | | | L | | | | tentially does not contain agricultural land (100% of site) | | | | | | |
| nent | | on scheduled mo | | | | | | Majority of site > 50m from a scheduled monument (100% of site) Majority of site <50m from conservation area (100% of site) | | | | | | | |
| ironr | | on conservation a | | | | | | | Majority of site >50m from listed building (100% of site) | | | | | | |
| ic Env | | 3.3 Impact on listed building3.4 Impact on local listed building | | | | | | | | Site does not contain a loc | | | | | |
| Historic Environment | · · · | on archaeologica | | | | | | | | Site unlikely to contain arc | | | | | |
| | | e to nearest bus s | | | | | | | | Site is less than 400m from a bus stop | | | | | |
| br | | ncy of bus service | | | | | | ┼── | | | es received per hour (stops within 400m) | | | | |
| Transport | 4.3 Distanc | e to nearest train | n station | | | | | | | Site is less than 400m from a train station | | | | | |
| 4 | 4.4 Perforn | nance of existing | highway net | work | | | | | | Performance of existing hi | ighway network <40th percentile | | | | |
| | 5.1 suitabil | ity of residential u | uses | | | | | | | The majority of the site ha | as known historic land use which necessitates the need for further investigation/ assessment to | | | | |
| | | | | | | | | | | - | sidential uses and whether any remediation is likely | | | | |
| ards | | ce of power lines | / pylons | | | | ļ | | | | overhead power lines or pylons | | | | |
| 5.Hazards | 5.3 Gas Pip 5.4 Waste | eline | | | | | <u> </u> | | | Site does not contain gas p | pipelines | | | | |
| ы | | | | | | | L | | | (100% of site) | - | | | | |
| | 5.5 Public S (LSA) | Safety Zone for Lo | ondon Southe | nd Airport | | | | | | Majority of site not within | LSA public safety zone (100% of site) | | | | |
| ion + ents | 6.1 Depriva | ation Index | | | | | | | | Majority of site within LSO | DA in top 20% most deprived national deprivation decile (100% of site) | | | | |
| Regeneration + Istainable Settlement | 6.2 Area or | n designated emp | loyment land | £ | | | | | | No loss of designated emp | ployment land | | | | |
| Reger Ne Se | 6.3 Commu | unity Assets on sit | te | | | | | | | Loss of community asset | | | | | |
| ainat | 6.4 Settlem | ent Role and Hie | rarchy | | | | | | | Site within existing settlem | nent | | | | |
| Ist | 6 E Contrib | ution to regenera | ation of the l | urban area | | | | 1 | | Site is providually develope | ad land and radayalanment would improve surrent adverse site conditions (100% of site) | | | | |

| ů, | | | | | |
|--------|--|--|--|--|--|
| Susta | 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) |
| | 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 |
| n | 7.4 Distance to nearest designated open space | | | | Site is between 400m and 800m from a designated open space |
| בואורפ | 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 |
| Lac | 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: | | | | | | | 5 | | | | | | | | |
| | - | | | | | | R | | | CLIFF / | | | | | |
| Neighbou | Neighbourhood: Southend (central) Ward: Victoria | | | | AE | OSBORN | | | | | | | | | |
| Site Categ | ory: | REGEN | • | Size (ha): | 0.34 | | HEA | | | HEA255 | | | | | |
| Planning P | ermission: | None | | Density: | 200 | | | WINDSC | RROAD | HEA224 | | | | | |
| Potential | Capacity | Gross | Net | Proposed | Res | idential | 4 | | | PW | | | | | |
| Housing: Potential | Net Employm | 68 40 Use: ent N/A N/A Existing | | | | PL | | | | HEA924 | | | | | |
| Floorspace | • • | | | Existing Use: | | eltered using | a com | TI | | | | | | | |
| Context and surroundings: Part 1 and 2 storey building currently occupied as sheltered ho residential area adjacent to residential tower blocks and a com Summary of constraints: Brownfield site occupied by a vacant building. There are no fur development. Potential overlooking issues to adjacent tower b extensions. Accessed via a small residential road. The site may this requires further investigation. | | | | | communit fundamer er blocks o | y centre. ntal consti could limit | raints to upward | Southend On Sea Seadour (Save) | | | | | | | |
| | | Criter | | 80000 | | | | | | | Score/Qualitative Assessment | | | | |
| Deliverability | 1.1 Site Availability 1.2 Achievability | | | | | | | | | Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing esta public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the arc providing new and better quality homes for local people. To gain a comprehensive understanding of development potent all existing housing estates in public ownership have been included for comment. At the time of publication of this docum no Council decision has been made on redeveloping this site. Site is likely to be viable based on current market conditions | | | | | |
| | 2.1 Flood R | · | | | | | | | | Majority of site within Flo | | | | | |
| | | Drainage Area | | | | | | | | | s not in a critical drainage area (100% of site) | | | | |
| | 2.3 Green E | Polt | | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landsca | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | n 50m buffer of Ancient Woodland (100% of site) | | | | |
| _ | | | | | | | | | | | | | | | |
| onmenta | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | Majority of site not within | n 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 site (100% of site) | n buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat | | | | |
| Env | 2.8 Impact of development on LWS, LNR | | | | | | | | | | n or adjacent locally protected habitat site (100% of site) | | | | |
| | 2.9 Impact on Open Space | | | | | | | | | Majority of site is not des | signated as protected open space (100% of site) | | | | |
| | 2.10 Impact on TPO | | | | | | | | | Site does not contain pro | tected trees | | | | |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | | | |
| | 2.12 Impac | | | | | | | n an Air Quality Management Area (100% of site) | | | | | | | |
| | | t on Agricultural | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | |
| nent | | on scheduled mc | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) Majority of site >50m from conservation area (100% of site) | | | | | |
| ironn | | on conservation | | | | | | | | | | | | | |
| Historic Environment | | on listed building | | | | | | | | Majority of site >50m from listed building (100% of site) Site does not contain a locally listed building | | | | | |
| istori | 3.4 Impact on local listed building | | | | | | | | | Site unlikely to contain ar | | | | | |
| I | 3.5 Impact on archaeological assets4.1 Distance to nearest bus stop | | | | | | | | | Site is less than 400m fro | | | | | |
| ť | | ncy of bus service | · · | | | | | | | | ces received per hour (stops within 400m) | | | | |
| Transport | | e to nearest train | | | | | | | | | d 1150km from a train station | | | | |
| Tra | | | | work | | | | | | | highway network <40th percentile | | | | |
| | 4.4 Performance of existing highway network 5.1 suitability of residential uses | | | | | | | | | _ | ontains no known historic land use where further investigation/ assessment is required on the | | | | |
| | | ., | | | | | | | | suitability of residential u | | | | | |
| sb | 5.2 Presend | ce of power lines | / pylons | | | | | | | Site does not contain any | voverhead power lines or pylons | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | | Site does not contain gas | | | | | |
| 5.1 | 5.4 Waste | | | | | | | | | Majority of site is not wit (100% of site) | hin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works | | | | |
| | 5.5 Public S (LSA) | afety Zone for Lo | ondon Southe | end Airport | | | | | | | n LSA public safety zone (100% of site) | | | | |
| on + ents | 6.1 Depriva | ition Index | | | | | | | | Majority of site within LS | OA in top 20% most deprived national deprivation decile (100% of site) | | | | |
| eratio | 6.2 Area or | n designated emp | loyment land | d | | | | | | No loss of designated em | ployment land | | | | |
| Regeneration - | | inity Assets on sit | | | | | | | | No loss of asset of comm | • • | | | | |
| abl | | | | | | | | | | | | | | | |

| ab | | | |
|----------|--|--|--|
| taina | 6.4 Settlement Role and Hierarchy | Site within existing settlement | |
| Sust | 6.5 Contribution to regeneration of the urban area | Site is previously developed land (% of site) | |
| | 7.1 Distance to nearest primary school | Site is between 400m and 800m from a primary school | |
| | 7.2 Distance to nearest secondary school | Site is between 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 | |
| rvices | 7.5 Distance to nearest built leisure facility | Site is less than 400m from a built leisure facility | |
| nd Se | 7.6 Distance to nearest town centre | Site is between 1150km and 2.3km from town centre | |
| ties a | 7.7 Distance to nearest town and district centre | Site is less than 400m from a town and district centre | |
| Faciliti | 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 Refe | erence: | HEA238 | | | | | | | | | | | | |
|---|---|----------------------------------|---|---|--|--------------------------|--|-----------|---|--|--|--|--|--|
| Address: | Norman Ha | arris House, 450 | Queensway, | Southend | | bith | | A | K ROAD | | | | | |
| | — | | | | | | | | | | | | | |
| Neighbourhood: Southend (central) Ward: Kursaal | | | | | | EON | | | | | | | | |
| Site Categ | ory: | REGEN | | Size (ha): | 0.32 | ARDIS | | | | | | | | |
| Planning P | ermission: | None | | Density: | 199 | ROAL | STA | NLEY ROAD | | | | | | |
| Potential (Housing: | Capacity | Gross 63 | Net 35 | Proposed Use: | Residential | | THE | QUEENSWAY | HEA238 | | | | | |
| Potential | Net Employm | | N/A | Existing | Sheltered | F | | | | | | | | |
| Floorspace Context a | | Dout 4 and 2 at | | Use: | Accommodation se as sheltered accom | | des referen best staffsterefster | Man Har. | | | | | | |
| surroundi | ngs: | location frontir to the west. | ng the A1160 | onto a rounda | about. Green space to | o the rear | with car p | parking | HEA238 | | | | | |
| Summary constraint | | be overlooking with main road | constraints t I. The majorit rther investig | to the nearby ty of the site h gation/ assess | residential uses. Pote las known historic lar | ential nois nd use wh | constraints. There may I noise/pollution issues se which necessitates pollity of residential uses | | | | | | | |
| | | Crite | ria | | | | | | Score/Qualitative Assessment | | | | | |
| Deliverability | 1.1 Site Ava | | | | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | | | | | |
| | 1.2 Achieva | | | | | | | | Site is likely to be viable based on current market conditions | | | | | |
| | 2.1 Flood R | | | | | | | | Majority of site within Flood Zone 1 (100% of site) | | | | | |
| | | Drainage Area | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | |
| | 2.3 Green I | | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landsca | • | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact | of development | on Ancient W | /oodland | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| nmental | 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 habita site (100% of site) | | | | | |
| Enviro | 2.8 Impact of development on LWS, LNR | | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | | | | | |
| | 2.9 Impact | ct on Open Space | | | | | | | Majority of site is not designated as protected open space (100% of site) | | | | | |
| | 2.10 Impac | | | | | | | | Site does not contain protected trees | | | | | |
| | 2.11 Impac | ct on Minerals Saf | eguarding Zo | ne | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | |
| | 2.12 Impac | t on Air Quality | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | |
| | 2.13 Impac | t on Agricultural | Land | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | |
| ent | 3.1 Impact | on scheduled mo | onument | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | |
| nonm | | on conservation | | | | | | | Majority of site >50m from conservation area (100% of site) | | | | | |
| Envii | | on listed building | | | | | | | Majority of site >50m from listed building (100% of site) | | | | | |
| Historic Environment | | on local listed bu | | | | | | | Site does not contain a locally listed building | | | | | |
| His | 3.5 Impact on archaeological assets | | | | | | | | Site unlikely to contain archaeological assets | | | | | |
| | | te to nearest bus | | | | | | | Site is less than 400m from a bus stop | | | | | |
| Transport | | ncy of bus service | | | | | | | >10 Number of bus services received per hour (stops within 400m) | | | | | |
| Tran | 4.3 Distanc | ce to nearest trair | station | | | | | | Site is between 400m and 800m from a train station | | | | | |
| | | mance of existing | <u> </u> | work | | | | | Performance of existing highway network <40th percentile | | | | | |
| | 5.1 suitabil | lity 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 | | | | | |
| rds | | ce of power lines | / pylons | | | | | | Site does not contain any overhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | peline | | | | | | | Site does not contain gas pipelines | | | | | |
| Ŀ, | 5.4 Waste | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) | | | | | |
| | 5.5 Public S (LSA) | Safety Zone for Lo | ondon Southe | end Airport | | | | | Majority of site not within LSA public safety zone (100% of site) | | | | | |
| on + ents | 6.1 Depriva | ation Index | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | | | | | |
| ttlem | 6.2 Area or | n designated emp | loyment lanc | ł | | | | | No loss of designated employment land | | | | | |
| Reger Ie Se | 6.1 Deprivation Index 6.2 Area on designated employment land 6.3 Community Assets on site | | | | | | | | No loss of asset of community value (ACV) | | | | | |

| ble | 0.5 Community Assets on site | | No loss of asset of continuinty value (ACV) |
|-------|--|--|---|
| taina | 6.4 Settlement Role and Hierarchy | | Site within existing settlement |
| Sus | 6.5 Contribution to regeneration of the urban area | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) |
| | 7.1 Distance to nearest primary school | | Site is between 400m and 800m from a primary school |
| | 7.2 Distance to nearest secondary school | | Site is between 1150km and 2.3km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | Site is between 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 - \leq 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 Refe | erence: | HEA255 | | | | | | | | | | | | | |
|--|---|---|-------------|------------------|----------------|-----------------------------------|-------|--|--|--|--|--|--|--|--|
| Address: | | | | | | | | | | | | | | | |
| | | | | | | | ROAL | | | St Mary's | | | | | |
| Neighbou | hood: | Southend (centi | al) | Ward: | Victoria | 1 | VORAL | | CLIFF AVE | Duy Church of | | | | | |
| Site Categ | ory: | REGEN | - | Size (ha): | 1.54 | | BALN | | | Cemetery | The second s | | | | |
| Planning P | ermission: | None | | Density: | 200 | | | | HEA255 | St Helen's Ron Catholic Prima | | | | | |
| Potential | Capacity | Gross | Net | Proposed | Resi | dential | F HE | A224 | w [| School | | | | | |
| Housing: Potential I | Net Employm | 309 ent Gross | 78 Net | Use: Existing | | | | | 20 | | 1 de la contra | | | | |
| Floorspace | | | Resi | dential | e come correct | and particular of the Continue of | | | HEA255 | | | | | | |
| Context and surroundings: Summary of constraints: | | Residential estate comprising three 16 storey towers, a comr landscaped area. Surrounded by generally low-rise residentia a primary school. Brownfield site currently in use but it is relatively free of dev site may though be contaminated: this requires further inves overlooking issues with nearby residential dwellings. Majorit | | | | | | ith site ad t constrain Potential | jacent to nts. The | RECEIVER AND A RECEIV | | | | | |
| | | Southend Central Area (Policy KP1) and is a focus for growth | | | | | n. | | | Second Qualitati | | | | | |
| | 1.1 Site Ava | Criter i iilability | la | | | | | | | Score/Qualitati ite is confirmed to be available for development by landowner | ve Assessment r but is subject to Council resolution. Existing housing estate in | | | | |
| Deliverability | 1.1 Site Availability | | | | | | | | | public ownership that may benefit from some renewal, redevel providing new and better quality homes for local people. To ga Il existing housing estates in public ownership have been inclu to Council decision has been made on redeveloping this site. | lopment or expansion to help assist in regenerating the area, | | | | |
| _ | 1.2 Achieva | · · | | | | | | | | Site is likely to be viable based on current market conditions | | | | | |
| | 2.1 Flood R | Drainage Area | | | | | | | | Aajority of site within Flood Zone 1 (100% of site) The Majority of the site is not in a critical drainage area (100% of | of cite) | | | | |
| | | | | | | | | | | | | | | | |
| | 2.3 Green B | | | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landscape | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | vajority of site not within 50m buffer of Ancient Woodland (10 | Jo% of site) | | | | |
| onmental | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | Aajority of site not within buffer zone of 50m, 100m and 200m | | | | | |
| <u> </u> | 2.7 Impact of development on SSSI, NNR | | | | | | | | | Aajority of site not within buffer of 50m,100m and 200m from ite (100% of site) | a nationally designated site for biodiversity protected habitat | | | | |
| Envi | 2.8 Impact of development on LWS, LNR | | | | | | | | | Najority of site not within or adjacent locally protected habitat | site (100% of site) | | | | |
| | 2.9 Impact on Open Space | | | | | | | | | Najority of site is not designated as protected open space (100 | % of site) | | | | |
| | 2.10 Impact | | | | | | | | | ite does not contain protected trees | · | | | | |
| | 2.11 Impact | ne | | | | | | Aajority of site not within minerals safeguarding zone (100% o | f site) | | | | | | |
| | | t on Air Quality | | | | | | | Aajority of site not within an Air Quality Management Area (10 | ····, | | | | | |
| | · · · · · | t on Agricultural L | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | |
| lent | | on scheduled mor | | | | | | | | Aajority of site > 50m from a scheduled monument (100% of si | te) | | | | |
| ron | | on conservation a | | | | | | | | Aajority of site >50m from conservation area (100% of site) | | | | | |
| Envi | | on listed building | | | | | | | | Aajority of site >50m from listed building (100% of site) | | | | | |
| Historic Environment | | on local listed bui | | | | | | ite does not contain a locally listed building | | | | | | | |
| Ï | | on archaeological | | | | | | | | ite unlikely to contain archaeological assets | | | | | |
| 4 | | e to nearest bus s | . <u></u> | | | | | | | ite is less than 400m from a bus stop | 9) | | | | |
| Transport | | ncy of bus service | | | | | | | | 10 Number of bus services received per hour (stops within 400 | JM) | | | | |
| Trai | | e to nearest train | | | | | | | | ite is between 800m and 1150km from a train station | | | | | |
| | | 4.4 Performance of existing highway network | | | | | | | | Performance of existing highway network <40th percentile | | | | | |
| | 5.1 suitabili | ty of residential u | ses | | | | | | | he majority of the site contains no known historic land use wh uitability of residential uses. | ere further investigation/ assessment is required on the | | | | |
| Š | 5.2 Presenc | e of power lines / | ' pylons | | | | | | | ite does not contain any overhead power lines or pylons | | | | | |
| 5.Hazards | 5.3 Gas Pip | eline | | | | | | | | ite does not contain gas pipelines | | | | | |
| 5.H | 5.4 Waste | | | | | | | | | Majority of site is not within 250m of a waste allocation, safegu | arded waste site, or 400m of Wastewater Treatment Works | | | | |
| | 5.5 Public S | afety Zone for Loi | ndon Southe | nd Airport | | | | | | 100% of site) ⁄Iajority of site not within LSA public safety zone (100% of site) | | | | | |
| + 9 | (LSA) | tion Index | | | | | | | | | | | | | |
| Regeneration - able Settlement | 6.1 Depriva | | | | | | | | | Aajority of site within LSOA in top 20% most deprived national | ueprivation decile (100% OF SITE) | | | | |
| Regeneration ble Settlement | | designated empl | | | | | | | | lo loss of designated employment land | | | | | |
| Reg able 5 | 6.3 Community Assets on site | | | | | | | | | oss of community asset | | | | | |

| ab F | | | |
|------------|--|--|--|
| taina | 6.4 Settlement Role and Hierarchy | | Site within existing settlement |
| Sust | 6.5 Contribution to regeneration of the urban area | | Site is previously developed land (% of site) |
| | 7.1 Distance to nearest primary school | | Site is 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 |
| rvices | 7.5 Distance to nearest built leisure facility | | Site is between 400m and 800m from a built leisure facility |
| nd Se | 7.6 Distance to nearest town centre | | Site is between 1150km and 2.3km from town centre |
| cilities a | 7.7 Distance to nearest town and district centre | | Site is less than 400m from a town and district centre |
| Facili | 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 |
| | | | |