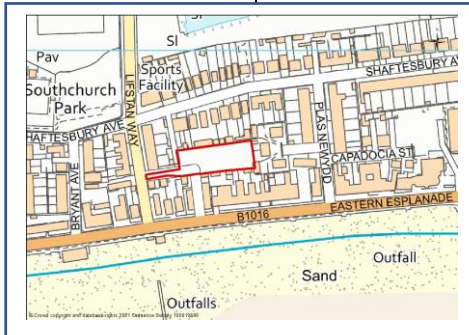


Site Reference: HEA113			
Address:	Land rear of Camelia Hotel		
Neighbourhood:	Thorpe Bay	Ward:	Thorpe
Site Category:	URBAN	Size (ha):	0.27
Planning Permission:	None	Density:	32.86
Potential Capacity Housing:	Gross 9	Net 9	Proposed Use: Residential development
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use: Backland informal parking
Context and surroundings:	Backland site forming rear of properties on Shaftsbury Avenue, Eastern Esplanade and Lifstan Way. In use as informal parking, providing access to a series of garages. The site is located within flood zone 3.		
Summary of constraints:	The majority of the site is within Flood Zone 2 and within a 100m of internationally protected habitat site and 100m of a nationally designated protected habitat site. Narrow access.		



	Criteria					Score/Qualitative Assessment
Deliverability	1.1 Site Availability					Site is confirmed to be available for development by landowner but is subject to Council resolution
	1.2 Achievability					Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk					Majority of site within Flood Zone 3 (100% of site)
	2.2 Critical Drainage Area					The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt					Site not located in the Green Belt
	2.4 Landscape					Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar					Majority of site within buffer zone of 100m of internationally protected habitat site (95% of site)
	2.7 Impact of development on SSSI, NNR					Majority of site not within buffer of 100m from a nationally designated site for biodiversity protected habitat site (95% of site)
	2.8 Impact of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space					Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO					Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality					Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land					Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument					Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area					Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building					Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building					Site does not contain a locally listed building
	3.5 Impact on archaeological assets					Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop					Site is less than 400m from a bus stop
	4.2 Frequency of bus service					8-10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station					Site is between 1150m and 2.3km from a train station
	4.4 Performance of existing highway network					Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses					The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons					Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline					Site does not contain gas pipelines
	5.4 Waste					Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)					Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index					Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land					No loss of designated employment land
	6.3 Community Assets on site					No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy					Site within existing settlement
	6.5 Contribution to regeneration of the urban area					Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school					Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school					Site is between 1150m and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility					Site is less than 400m from a healthcare facility
	7.4 Distance to nearest designated open space					Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility					Site is between 1150m and 2.3km from a built leisure facility
	7.6 Distance to nearest town centre					Site is between 1150m and 2.3km from town centre
	7.7 Distance to nearest town and district centre					Site is between 1150m and 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade					Site is between 800m and 1150m 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					(10 - 15) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses					Number of commercial uses within 2.3km. 20th percentile – 40th percentile