

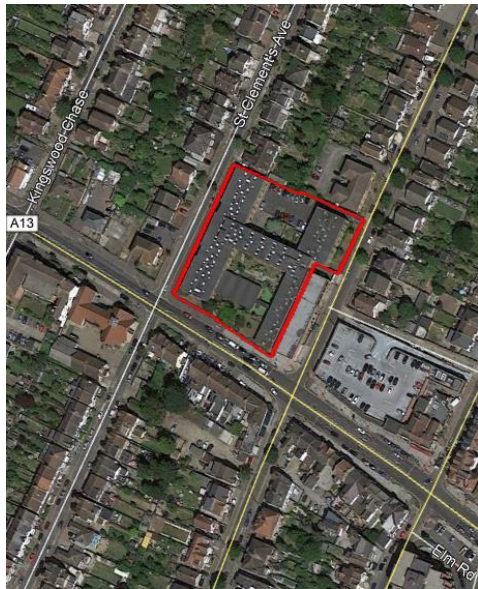




Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA217		<b>Size (ha):</b> 0.24			
	<b>Address:</b> Land at Prittlewell Chase adj to Priory House					
	<b>Locality:</b> Prittlewell		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Care Home					
	<b>Proposed Use(s):</b> Residential (Extra Care)					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> Part 1 and 2 storey care home. Mix of uses nearby including residential. West of Prittlewell Chase road and North of Prittle Brook.					
<b>Relevant Planning History:</b> 18/00937/BC3M - FULL PP Granted 17/05/18 for 60 bed care home on wider site.						
Strategic Constraints						
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b>	<b>Zone 1:</b> 0.23 ha	<b>Zone 3a:</b> 0.01 ha		
<b>SPA:</b> No	<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha		
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at Step 1?</b>	No Small part FZ3. Wouldn't preclude development.			
<b>SSSI:</b> No	<b>Airport PSZ:</b> No					
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRow:</b> No			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> Yes	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Urban			
<b>Summary of Constraints:</b>	Brownfield site relatively free of constraints. It has no designated use. The building itself is of little merit. There are some TPO trespass on the site that may constrain design.					
<b>Summary constraint scoring:</b> Low						
Site Suitability						
<b>Accessibility:</b> Good	Bus stop c.100m south with frequent services to Southend. Access direct on to Prittlewell Chase providing link to A127 and wider road network. Train Station c.750m east.					
<b>Local Services:</b> Good	c.500m to Primary school. c.1.2km west to Secondary school. c.650 to GP. Small parade of shops c.350m west. Larger supermarket 700m east.					
<b>Overall Suitability:</b> Suitable						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)			<b>Available When:</b> Within 5 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.						
<b>Overall Achievability:</b> Achievable						
Conclusion						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	<b>15+</b>
<b>Housing:</b> Gross: 28 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
<b>Employment:</b> 0		Employment (sqm)	0	0	0	0
<b>Overall Site Conclusion:</b> Housing: Developable			<b>Employment:</b> n/a			
<b>Site Conclusion Summary:</b> The site has a potential capacity of 28 units and is located within a suitable area for housing. The site isn't available now but will become available later in the plan period once the adjacent site (a care home) development is completed: making this site surplus to requirements.						

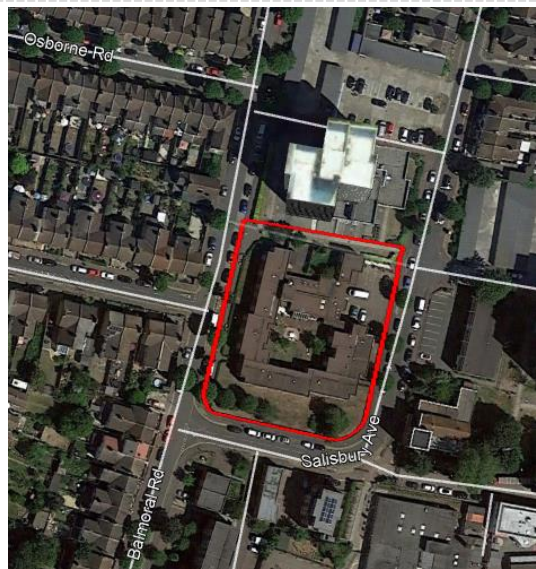
Site Information		LPA: Southend				
	Site Ref: HEA218		Size (ha): 0.12			
	Address: Car Park, corner of Ilfracombe Avenue and Southchurch Road					
	Locality: Southchurch South		Type: Brownfield Urban			
	Current Use: Car Park					
	Proposed: Residential					
	Use(s):					
	Source: Council					
Context and Surrounding Uses: Car park fronting Southchurch Rd. Located adjacent to a Tesco Express/petrol station. In a mixed area generally low-rise area with retail, services and residential uses.						
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.12 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:		Brownfield site that is relatively free of constraints with no designated use. May require justification for loss of parking. The site may also be contaminated: this requires further investigation.				
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Good	Multiple bus stops within c.150m with multiple routes and frequent services. Good access to road network via A13. c.150m to Train Station.					
Local Services: Good	c.300m to Primary school. c.1.1km North west to Secondary school. c.800m to GP. Wide variety of shops/services immediately along Southchurch Rd.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: Now			
Ownership/Legal: None			Overall Availability: Available			
Achievability						
Barriers to Delivery/ Market Assessment: Site is within an attractive market area with reasonable values. Initial appraisal suggests development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 8 Net: 8 (Council)		Homes (no.)	8	0	0	0
Employment: Gross: 780 (Assumption)		Employment (sqm)	780	0	0	0
Overall Site Conclusion: Housing: Deliverable			Employment: Deliverable			
Site Conclusion Summary:		The site has a potential capacity of 12 units and is located within a suitable area for housing adjacent to suburban residential use and a Tesco express and very close to a train station. The site is currently in active use as a public car park.				


Site Information		LPA: Southend				
	Site Ref: HEA220		Size (ha):0.51			
	Address: Adams Elm House, 1271 London Road, Leigh on Sea					
	Locality: Leigh-on-Sea (South)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Residential					
	Use(s):					
	Source: Council					
Context and Surrounding Uses: Occupied sheltered housing. Part 2 and 3 storey building fronting London Rd. In a mixed area with retail along London Rd and residential uses North and south.						
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.51 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Sloped	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site, currently in use, that is relatively free of development constraints. Rear car park with access to one way road. The building itself is of little merit. The site may also be contaminated: this requires further investigation.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stop adjacent to site with frequent services through Southend. Access direct on to Station Road. Train Station 1.2km.					
Local Services: Good	c. 400m to Primary school. C.1km west to Secondary school. c.600m to GP. Wide variety of shops/services along London Rd.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment:	Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.					
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 87 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: Gross: 3,301 (Assumption)		Employment (sqm)	0	0	3,301	0
Overall Site Conclusion: Housing: Developable			Employment: Developable			
Site Conclusion Summary:	The site has a potential capacity for 87 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA221	<b>Size (ha):</b> 0.47				
	<b>Address:</b> Avon Way / West Road, Avon Way, Shoeburyness					
	<b>Locality:</b> Thorpe Bay		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Sheltered Housing					
	<b>Proposed Use(s):</b> Residential					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> Group of 3 storey buildings currently occupied as sheltered housing. In a mixed area adjacent to a parade of shops surrounded by residential uses.					
<b>Relevant Planning History:</b> No relevant planning history.						
<b>Strategic Constraints</b>						
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b> Zone 1: 0.47 ha	Zone 3a: 0 ha			
<b>SPA:</b> No	<b>Sch. Monument:</b> No	Zone 2: 0 ha	Zone 3b: 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
<b>Local, Policy and Site Constraints</b>						
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> Yes			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Urban			
<b>Summary of Constraints:</b> Brownfield site, currently in use, that is relatively free of development constraints. The building itself is of little merit. A footpath also runs through the site running east to west.						
<b>Summary constraint scoring:</b> Low						
<b>Site Suitability</b>						
<b>Accessibility:</b> Moderate	Bus stop c.200m south east relatively frequent services to Southend through to Rayleigh. Access direct to West Rd. c.1.1km to Train Station.					
<b>Local Services:</b> Good	c.150m to Primary school. c.300m to Secondary School. c.300m to GP. Small parade of shops adjacent to site. Larger supermarket 1km North.					
<b>Overall Suitability:</b> Suitable						
<b>Availability</b>						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)			<b>Available When:</b> 10-15 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
<b>Achievability</b>						
<b>Barriers to Delivery/ Market Assessment:</b> Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.						
<b>Overall Achievability:</b> Achievable						
<b>Conclusion</b>						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	<b>15+</b>
<b>Housing:</b> Gross: 63 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
<b>Employment:</b> 0		Employment (sqm)	0	0	0	0
<b>Overall Site Conclusion:</b> Housing: Developable		<b>Employment:</b> n/a				
<b>Site Conclusion Summary:</b> The site has a potential capacity for 63 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.						


Site Information		LPA: Southend			
	Site Ref: HEA222		Size (ha): 0.86		
	Address: Bishop House, Western Approaches, Eastwood				
	Locality: Eastwood		Type: Brownfield Urban		
	Current Use: Sheltered Housing				
	Proposed Use(s): Residential				
	Source: Council				
	Context and Surrounding Uses: Mainly 2 storey building currently occupied as sheltered housing in an existing residential area. Commercial uses east. Sports/recreation uses south. Close to Airport.				
	Relevant Planning History: No relevant planning history.				
	Strategic Constraints				
	Ramsar: No		National NR: No		Flood Risk: Zone 1: 0.17 ha Zone 3a: 0.13 ha
SPA: No		Sch. Monument: No		Zone 2: 0.57 ha Zone 3b: 0 ha	
SAC: No		Anc. Woodland: No		Excluded at Step 1? No Part FZ3 and mostly FZ2 but site already in active use. Suitable.	
SSSI: No		Airport PSZ: No			
Local, Policy and Site Constraints					
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics		
Green Belt: No		LWS/SNCI: No		Minerals Policy: Sand/Gravel Ground Cond: None	
Coast Belt: No		Local Nature Res: No		Waste Policy: No Access: Existing	
Landscape: Low Sensitivity		Conservation Area: N/A		Designated Use: Employment Existing PRoW: No	
Topography: Flat		Listed Building: No		Major Hazard: No Amenity Factors: Yes	
TPOs: Yes		Locally Listed: No		Noise/AQ: Adjacent Use Agri Land: Urban	
Summary of Constraints:		Brownfield site currently in use. The site is designated for employment use and is very close to the Airport. It is also mainly in FZ2 and partly in FZ3. redevelopment therefore be subject to the relevant sequential tests. Site within consultation area of safeguarded minerals but is under 5ha in size.			
		Summary constraint scoring: High			
Site Suitability					
Accessibility: Moderate		Bus stop adjacent to the site with relatively frequent services. Access direct on to Western Approaches to the A127. c.2km to Train Station.			
Local Services: Good		c.650m to Primary school. c.1.1km west to Secondary school. c.720m to GP. c.550m to nearest superstore and community centre. Nearest parade c.1km west.			
Overall Suitability: Potentially Suitable (Existing Use Designation)					
Availability					
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years		
Ownership/Legal: None			Overall Availability: Available in Future		
Achievability					
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.					
Overall Achievability: Unknown: Potential Achievability					
Conclusion					
Capacity (Assumption/Source):		Trajectory Years:		0-5	5-10
Housing: Gross: 74 Net: 16 (100dph)		Homes (no.)		0	16
Employment: Gross: 5,613 (Assumption)		Employment (sqm)		0	5,613
Overall Site Conclusion: Housing: Developable		Employment: Developable			
Site Conclusion Summary:		The site has a potential capacity for 74 units and is in a potentially suitable location for housing; albeit, it is designated for employment and will require additional flood modelling. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.			

Site Information		LPA: Southend				
	Site Ref: HEA223		Size (ha): 0.13			
	Address: Bronte Mews					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Group of single storey properties currently occupied as sheltered housing. Located in a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk:	Zone 1: 0.13 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No		Zone 2: 0 ha	Zone 3b: 0 ha		
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography: Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site currently in use. The site is in a residential area that is relatively free from constraints. Access is provided but is limited. Potential overlooking issues to nearby flats that could greatly limit development potential. Accessed via a small residential road that appears to be of low capacity.					
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Good	Bus stop c.170 west with relatively frequent services to Southend. Access direct to Ruskin Avenue and wider road network but road likely to have limited capacity. Within c.500m of Train Station.					
Local Services: Good	c.500m to Primary school. c.1.1km west to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 7 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 7 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					

Site Information		LPA: Southend				
	Site Ref: HEA224		Size (ha): 0.34			
	Address: Buckingham House, Salisbury Avenue, Westcliff					
	Locality: Central Southend		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed: Residential					
	Use(s):					
	Source: Council					
Context and Surrounding Uses: Part 1 and 2 storey building currently occupied as sheltered housing. Located in a residential area adjacent to residential tower blocks and a community centre.						
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.34 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:		Brownfield site occupied by a vacant building. There are no fundamental constraints to development. Potential overlooking issues to adjacent tower blocks could limit upward extensions. Accessed via a small residential road. The site may also be contaminated: this requires further investigation.				
		Summary constraint scoring: Low				
Site Suitability						
Accessibility: Moderate	Bus stop c.130m south with frequent bus services. Access direct to Salisbury Ave to wider central road network. In a central location. 2 Train Stations within 1km.					
Local Services: Good	Adjacent to a Primary school. c.500m south to Secondary school. c.300 to multiple GPs. Central location with full array of services and shops in close proximity.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (Cfs)			Available When: Now			
Ownership/Legal: None			Overall Availability: Available			
Achievability						
Barriers to Delivery/ Market Assessment: Site is within an attractive market area with reasonable values. Initial appraisal suggests development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 68 Net: 40 (200dph)		Homes (no.)	40	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Deliverable		Employment: n/a				
Site Conclusion Summary:		The site has a potential capacity for 68 units and is located within a suitable area for housing. The site is available now and could potentially deliver within the first 5 years of the plan period.				

Site Information		LPA: Southend				
	Site Ref: HEA225		Size (ha):0.27			
	Address: 1-29 Cedar Close, Southend					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Group of 3 and 2 storey buildings occupied as sheltered housing with on site car park. In a residential area surrounded by low-rise housing.					
	Relevant Planning History: No relevant planning history.					
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.27 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: Yes			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions. Accessed via a small residential road. A footpath also runs through the site linking to Ruskin Avenue to the North that would need to be retained.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Bus stop c.150m west less frequent services to Southend and Southchurch. Access direct to Chestnut Grove and wider road network. Likely to have limited capacity Within c.500m of Train Station.					
Local Services: Good	c.500m to Primary school. c.1km south to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 28 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 28 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					

Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA226		<b>Size (ha):</b> 0.72			
	<b>Address:</b> Crouchmans, 46 Centurion Close, Southend					
	<b>Locality:</b> North Shoebury		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Sheltered Housing					
	<b>Proposed Use(s):</b> Residential					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> Group of 1 and 2 storey buildings currently occupied as sheltered housing. Located in a mainly residential area on the urban edge. Adjacent to Friars Park and surrounded by low-rise housing.					
<b>Relevant Planning History:</b> No relevant planning history.						
Strategic Constraints						
<b>Ramsar:</b> No		<b>National NR:</b> No		<b>Flood Risk:</b> Zone 1: 0.72 ha		<b>Zone 3a:</b> 0 ha
<b>SPA:</b> No		<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha		<b>Zone 3b:</b> 0 ha
<b>SAC:</b> No		<b>Anc. Woodland:</b> No		<b>Excluded at</b> No No Strategic Constraints.		
<b>SSSI:</b> No		<b>Airport PSZ:</b> No		<b>Step 1?</b>		
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics		
<b>Green Belt:</b> No		<b>LWS/SNCI:</b> No		<b>Minerals Policy:</b> No		<b>Ground Cond:</b> Potential
<b>Coast Belt:</b> No		<b>Local Nature Res:</b> No		<b>Waste Policy:</b> No		<b>Access:</b> Existing
<b>Landscape:</b> Low Sensitivity		<b>Conservation Area:</b> N/A		<b>Designated Use:</b> None		<b>Existing PRoW:</b> Yes
<b>Topography:</b> Flat		<b>Listed Building:</b> No		<b>Major Hazard:</b> No		<b>Amenity Factors:</b> None
<b>TPOs:</b> No		<b>Locally Listed:</b> No		<b>Noise/AQ:</b> None		<b>Agri Land:</b> Urban
<b>Summary of Constraints:</b> Brownfield site currently in use. Site adjacent to Protected Green Space and GB. Potential landscape sensitivity. A footpath runs along the eastern edge of the site to the protected adjacent park; this would need to be retained. The site may also be contaminated. Narrow access road.						
<b>Summary constraint scoring:</b> Medium						
Site Suitability						
<b>Accessibility:</b> Moderate Bust stop c.150m south with relatively frequent services to Rayleigh via Southend. Access direct to Centurion Close and Constable Way. c.1.1km to Train Station.						
<b>Local Services:</b> Moderate c.150m to Primary school. 1.4km south to Secondary school. c.300m to 2 GPs. Small parade of shops just south of site.						
<b>Overall Suitability:</b> Suitable						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)				<b>Available When:</b> 10-15 years		
<b>Ownership/Legal:</b> None				<b>Overall Availability:</b> Available in Future		
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
<b>Overall Achievability:</b> Unknown: Potential Achievability						
Conclusion						
<b>Capacity (Assumption/Source):</b>			<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>
<b>Housing:</b> Gross: 60 Net: 0 (to match existing)			Homes (no.)	0	0	0
<b>Employment:</b> 0			Employment (sqm)	0	0	0
<b>Overall Site Conclusion:</b> Housing: Developable			<b>Employment:</b> n/a			
<b>Site Conclusion Summary:</b> The site has a potential capacity for 60 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.						

Site Information		LPA: Southend			
	Site Ref: HEA227		Size (ha):0.32		
	Address: 1-33 Dickens Close, Southend				
	Locality: Southchurch (North)		Type: Brownfield Urban		
	Current Use: Sheltered Housing				
	Proposed Use(s): Residential				
	Source: Council				
	Context and Surrounding Uses: Group of 2 and 3 storey buildings occupied as sheltered housing in a residential area. Large car park fronting Ruskin Avenue. Surrounded by low-rise housing.				
Relevant Planning History: No relevant planning history.					


Strategic Constraints					
Ramsar: No	National NR: No	Flood Risk:	Zone 1: 0.32 ha	Zone 3a: 0 ha	
SPA: No	Sch. Monument: No		Zone 2: 0 ha	Zone 3b: 0 ha	
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.			
SSSI: No	Airport PSZ: No	Step 1?			

Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban
Summary of Constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby residential properties which could limit upward extensions. Accessed via a small residential road that appears of limited capacity.		
Summary constraint scoring: Low			

Site Suitability	
Accessibility: Good	Bus stop c.100m east from Bournemouth Park Road to Southend and Temple Farm Ind Estate. Direct access to Ruskin Ave but this may have limited capacity. c.700m to Train Station.
Local Services: Good	c.400m south to Primary school. c.1km North east to Secondary school. c.450m to GP. Nearest small parade of shops c.400m west, with supermarket c.550m south west.
Overall Suitability: Suitable	

Availability	
Intention to Develop: Confirmed by landowner (CfS)	Available When: 10-15 years
Ownership/Legal: None	Overall Availability: Available in Future
Achievability	
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.	
Overall Achievability: Unknown: Potential Achievability	

Conclusion					
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15
Housing: Gross: 32 Net: 0 (to match existing)		Homes (no.)	0	0	0
Employment: 0		Employment (sqm)	0	0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 32 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.				

Site Information		LPA: Southend			
	Site Ref: HEA228		Size (ha):0.27		
	Address: Furze Field, 20 Priorywood Drive, Leigh on Sea				
	Locality: Leigh-on-Sea (North)		Type: Brownfield Urban		
	Current Use: Sheltered Housing				
	Proposed Use(s): Residential				
	Source: Council				
	Context and Surrounding Uses: 2 storey sheltered housing block on a tight site. The site is surrounded by residential dwellings including Priory Mews.				
Relevant Planning History: No relevant planning history.					


Strategic Constraints					
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.27 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha		
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.			
SSSI: No	Airport PSZ: No	Step 1?			


Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRow: No
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban
Summary of Constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby residential uses which could limit upward extensions. Site has limited land for wider redevelopment. Accessed via a small residential road that appears to be of low capacity.		
Summary constraint scoring: Low			

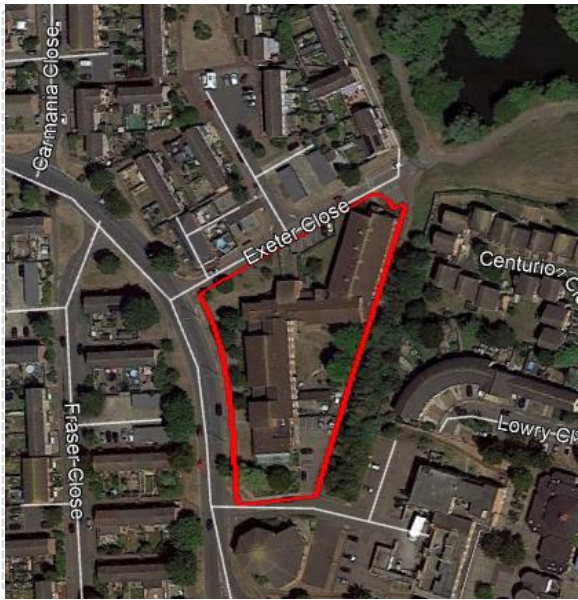
Site Suitability	
Accessibility: Moderate	Bus stops c.260m south with services to Southend. Direct access onto Priorywood Drive but this may have limited capacity. c.2.7km to nearest Train Station.
Local Services: Good	c.400m south to Primary school. c.350m to Secondary school across A127. c.400m North west to GP across A127. Small parade of shops 250m south west. Larger parade North across A127.
Overall Suitability: Suitable	

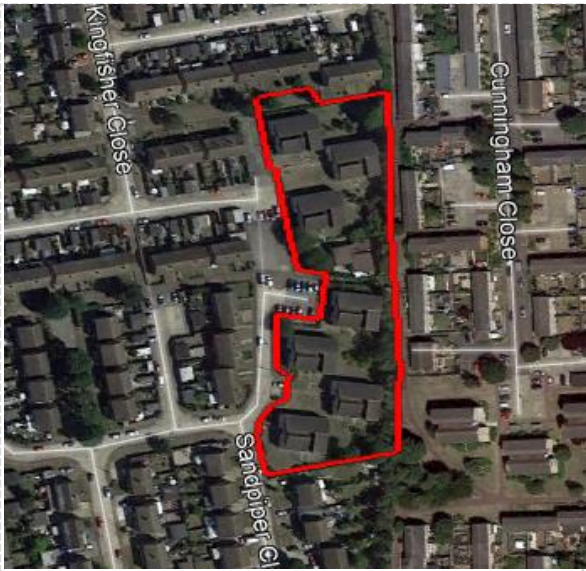
Availability	
Intention to Develop: Confirmed by landowner (CfS)	Available When: 10-15 years
Ownership/Legal: None	Overall Availability: Available in Future
Achievability	
Barriers to Delivery/ Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.	
Overall Achievability: Achievable	


Conclusion					
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15
Housing: Gross: 28 Net: 0 (to match existing)		Homes (no.)	0	0	0
Employment: 0		Employment (sqm)	0	0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 28 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.				


Site Information		LPA: Southend					
	Site Ref: HEA229		Size (ha):0.53				
	Address: Great Mead, 200 Frobisher Way, Southend						
	Locality: North Shoebury		Type: Brownfield Urban				
	Current Use: Sheltered Housing						
	Proposed Use(s): Residential						
	Source: Council						
	Context and Surrounding Uses: Part 2 and 3 storey sheltered housing building with car park and shared gardens. Located in a residential estate fronting Frobisher Way. Nearby a local centre.						
	Relevant Planning History: No relevant planning history.						
	Strategic Constraints						
	Ramsar: No		National NR: No		Flood Risk: Zone 1: 0.53 ha Zone 3a: 0 ha		
SPA: No		Sch. Monument: No		Zone 2: 0 ha Zone 3b: 0 ha			
SAC: No		Anc. Woodland: No		Excluded at No No Strategic Constraints.			
SSSI: No		Airport PSZ: No		Step 1?			
Local, Policy and Site Constraints							
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics			
Green Belt: No		LWS/SNCI: No		Minerals Policy: Sand/Gravel		Ground Cond: Potential	
Coast Belt: No		Local Nature Res: No		Waste Policy: No		Access: Existing	
Landscape: Low Sensitivity		Conservation Area: N/A		Designated Use: None		Existing PROW: Yes	
Topography Flat		Listed Building: No		Major Hazard: No		Amenity Factors: None	
TPOs: No		Locally Listed: No		Noise/AQ: None		Agri Land: Urban	
Summary of Constraints:		Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions. The site may also be contaminated: this requires further investigation. Site within consultation area of safeguarded minerals but is under 5ha in size.					
Summary constraint scoring: Medium							
Site Suitability							
Accessibility: Moderate		Bus stop adjacent to site with relatively frequent services. Direct access to Frobisher Way. c.1.5km to Train Station.					
Local Services: Good		c.500m south to Primary School. c.1.1km south to Secondary school. Site adjacent to GP. Large supermarket opposite the site with a small shopping parade.					
Overall Suitability: Suitable							
Availability							
Intention to Develop: Confirmed by landowner (CfS)				Available When: 10-15 years			
Ownership/Legal: None				Overall Availability: Available in Future			
Achievability							
Barriers to Delivery/ Market Assessment:		Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.					
Overall Achievability: Unknown: Potential Achievability							
Conclusion							
Capacity (Assumption/Source):			Trajectory Years:		0-5	5-10	
Housing: Gross: 53 Net: 5 (100dph)			Homes (no.)		0	5	
Employment: 0			Employment (sqm)		0	0	
Overall Site Conclusion: Housing: Developable			Employment: n/a				
Site Conclusion Summary:		The site has a potential capacity for 53 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					

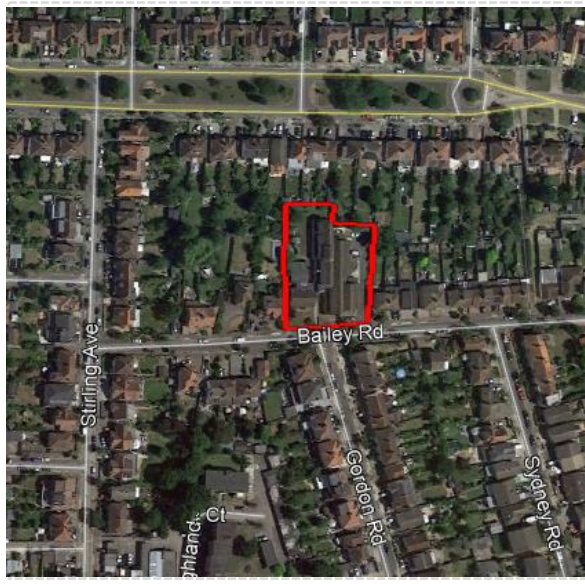
Site Information		LPA: Southend				
	Site Ref: HEA230		Size (ha): 0.25			
	Address: Keats House, Shelley Square, Southend					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Part 1 and 2 storey sheltered housing building with car park. In a residential setting surrounded by low rise housing.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk:	Zone 1: 0.25 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No		Zone 2: 0 ha	Zone 3b: 0 ha		
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Bus stop c.150m North east with services along Bournemouth Park Road to Southend and Temple Farm Ind Estate. Direct access to Shelley Square but this road is likely to have limited capacity.					
Local Services: Moderate	c.200m south to Primary school. c.1km North east to Secondary school. c.600m to GP. Supermarket c.375m south west. Smaller parade of shops also south west.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 57 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 57 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	Site Ref: HEA231		Size (ha):0.51			
	Address: Kestrel House, 96 Eagle Way					
	Locality: North Shoebury		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Part 1 and 2 storey sheltered housing building with car parking and shared greenspaces. In a residential setting surrounded by low rise housing. Nearby local centre and Friars Park.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.51 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRow: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site on the urban edge that is currently in use. Top corner of the site adjacent to Local Space and Green Belt but less visually related. In a low-rise residential area. The site may also be contaminated: this requires further investigation.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stop c.150m south east with frequent services to Rayleigh via Southend. Access direct to Eagle Way Close and Constable Way. c.1.1km to Train Station.					
Local Services: Moderate	c.150m to Primary school. 1.4km south to Secondary school. c.300m to 2 GPs. Small parade of shops just south of site					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 51 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 51 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	Site Ref: HEA232		Size (ha): 0.72			
	Address: 57-103 Kingfisher Close and 58-120 Sandpiper Close					
	Locality: North Shoebury		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Group of eight 2 storey buildings of little merit with car parking to the front and shared green spaces. In a low-rise residential area.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.72 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: Sand/Gravel	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: Yes			
Topography: Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site, in use, in low rise residential area. No fundamental constraints to development. Kingfisher drive narrow, likely low capacity road. Potential overlooking issues. Footpath runs through site along eastern boundary. Site within consultation area of safeguarded minerals but is under 5ha in size.					
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Moderate	Bus stops c.120m North with regular services to Shoeburyness and Rayleigh via Southend. Access direct to Kingfisher Close but appears to have limited capacity. c.1km to Train Station.					
Local Services: Moderate	c.320m east to Primary school. C.1.1km south to Secondary school. c.125m to GP. Small parade of shops 320m east, wider array of services including large supermarket c.500m west.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 56 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 56 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend						
	Site Ref: HEA233		Size (ha):0.32					
	Address: 1-11 Lincoln Chase, Southend							
	Locality: Southchurch (North)		Type: Brownfield Urban					
	Current Use: Sheltered Housing							
	Proposed Residential							
	Use(s):							
	Source: Council							
	Context and Surrounding Uses: Series of bungalows fronting shared greenspace. Located in a residential area with primarily of 2 storey buildings. However there is a high rise tower to the South. A1159 to the North with sports facilities beyond.							
	Relevant Planning History: No relevant planning history.							
	Strategic Constraints							
Ramsar: No		National NR: No		Flood Zone 1: 0.32 ha		Zone 3a: 0 ha		
SPA: No		Sch. Monument: No		Risk: Zone 2: 0 ha		Zone 3b: 0 ha		
SAC: No		Anc. Woodland: No		Excluded at No No Strategic Constraints.				
SSSI: No		Airport PSZ: No		Step 1?				
Local, Policy and Site Constraints								
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics				
Green Belt: No		LWS/SNCI: No		Minerals Policy: No		Ground Cond: None		
Coast Belt: No		Local Nature Res: No		Waste Policy: No		Access: Existing		
Landscape: Low Sensitivity		Conservation Area: N/A		Designated Use: None		Existing PRoW: No		
Topography Flat		Listed Building: No		Major Hazard: No		Amenity Factors: None		
TPOs: No		Locally Listed: No		Noise/AQ: None		Agri Land: Urban		
Summary of Constraints:		Brownfield site currently in use comprising bungalows in an existing residential area. Site is relatively free from constraints. However, Lincoln Chase is narrow and appears low capacity. Overlooking to nearby residential homes could limit capacity.						
Summary constraint scoring: Low								
Site Suitability								
Accessibility: Moderate		Bus Stops within c.150m with relatively frequent services. Access direct to Lincoln Chase which appears to be a low capacity road but good links to A1159. c.1.45km to Train Station.						
Local Services: Moderate		c.500m to Primary School to the south. c.600m North west to Secondary school. c.520m South to GP. Limited shops/services nearby. Corner shop c.240m south and parade c.500m south.						
Overall Suitability: Suitable								
Availability								
Intention to Develop: Confirmed by landowner (CfS)				Available When: 10-15 years				
Ownership/Legal: None				Overall Availability: Available in Future				
Achievability								
Barriers to Delivery/ Market Assessment:		Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
Overall Achievability: Achievable								
Conclusion								
Capacity (Assumption/Source):			Trajectory Years:		0-5	5-10	10-15	15+
Housing: Gross: 16 Net: 5 (50dph)			Homes (no.)		0	0	5	0
Employment: 0			Employment (sqm)		0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a					
Site Conclusion Summary:		The site has a potential capacity for 16 units and is located within a suitable area for housing. Additional feasibility work likely required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.						


Site Information		LPA: Southend				
	Site Ref: HEA234		Size (ha):0.77			
	Address: Longmans, 11 Rampart Street, Southend					
	Locality: Shoeburyness		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Group of mainly 2 storey buildings currently used as sheltered accommodation near to seafront. Area is generally residential area of 1 to 3 storeys.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.77 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site currently in use. No fundamental constraints. The design will need to consider the sites location on the edge of (but not within) Conservation Area. Overlooking to nearby residential homes needs to be considered.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Bus stop within c.100m with relatively frequent services to Rayleigh and Southend. Direct Access on to Rampart Street and wider road network. Site within c.220m of Train Station.					
Local Services: Moderate	c.650m to Primary school. c.1.5km west to Secondary school. c.780m to GP. Within 100m of parade of shops/services along the High St.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing suggest development may have marginal economic viability, with potential to be achievable in different form of in future.						
Overall Achievability: Marginal: Potentially Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 77 Net: 25 (100dph)		Homes (no.)	0	0	25	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 77 units and is located within a suitable area for housing. Design will need to consider adjacent CA. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA235		<b>Size (ha):</b> 0.24			
	<b>Address:</b> Mussett House, 49 Bailey Road, Leigh on Sea					
	<b>Locality:</b> Leigh-on-Sea (South)		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Sheltered Housing					
	<b>Proposed Use(s):</b> Residential					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> Part 2 and 3 storey building occupied as sheltered housing with car park and shared gardens. Located in a residential low-rise setting.					
	<b>Relevant Planning History:</b> No relevant planning history.					
Strategic Constraints						
<b>Ramsar:</b> No		<b>National NR:</b> No		<b>Flood Risk:</b> Zone 1: 0.24 ha		Zone 3a: 0 ha
<b>SPA:</b> No		<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha		Zone 3b: 0 ha
<b>SAC:</b> No		<b>Anc. Woodland:</b> No		<b>Excluded at</b> No No Strategic Constraints.		
<b>SSSI:</b> No		<b>Airport PSZ:</b> No		<b>Step 1?</b>		
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics		
<b>Green Belt:</b> No		<b>LWS/SNCI:</b> No		<b>Minerals Policy:</b> No		<b>Ground Cond:</b> None
<b>Coast Belt:</b> No		<b>Local Nature Res:</b> No		<b>Waste Policy:</b> No		<b>Access:</b> Existing
<b>Landscape:</b> Low Sensitivity		<b>Conservation Area:</b> N/A		<b>Designated Use:</b> None		<b>Existing PRoW:</b> No
<b>Topography:</b> Flat		<b>Listed Building:</b> No		<b>Major Hazard:</b> No		<b>Amenity Factors:</b> None
<b>TPOs:</b> No		<b>Locally Listed:</b> No		<b>Noise/AQ:</b> None		<b>Agri Land:</b> Urban
<b>Summary of Constraints:</b>		Brownfield site currently in use. No fundamental constraints. The site constrained in terms of limited land to develop and potentially limited scope for intensification given overlooking issues with nearby residential uses. Low capacity access road.				
<b>Summary constraint scoring:</b> Low						
Site Suitability						
<b>Accessibility:</b> Moderate		Bus stop c.230m south with a variety of frequent services to Southend, Rayleigh, Basildon, and Canvey. Direct access to Bailey Road but this appears to be of limited capacity. c.1km to nearest				
<b>Local Services:</b> Good		c.480m to Primary school. c.250m east to Secondary school. c.170m south to GP. Wider variety of shops and services along A13.				
<b>Overall Suitability:</b> Suitable						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)				<b>Available When:</b> 10-15 years		
<b>Ownership/Legal:</b> None				<b>Overall Availability:</b> Available in Future		
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Site is within an attractive market area with strong values but initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.						
<b>Overall Achievability:</b> Marginal: Potentially Achievable						
Conclusion						
<b>Capacity (Assumption/Source):</b>			<b>Trajectory Years:</b>	0-5	5-10	10-15
<b>Housing:</b> Gross: 21 Net: 0 (to match existing)			Homes (no.)	0	0	0
<b>Employment:</b> 0			Employment (sqm)	0	0	0
<b>Overall Site Conclusion:</b> Housing: Developable			<b>Employment:</b> n/a			
<b>Site Conclusion Summary:</b>		The site has a potential capacity for 21 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.				


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA236		<b>Size (ha):</b> 0.43			
	<b>Address:</b> Nayland House, 203 Manners Way, Southend					
	<b>Locality:</b> Prittlewell		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Sheltered Housing					
	<b>Proposed Use(s):</b> Residential					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> Part 1 and 2 storey sheltered housing. In a low residential area fronting the A1159. Allotments to the east with Southend Airport c.300m North.					
<b>Relevant Planning History:</b> No relevant planning history.						
Strategic Constraints						
<b>Ramsar:</b> No		<b>National NR:</b> No		<b>Flood Risk:</b> Zone 1: 0.43 ha		<b>Zone 3a:</b> 0 ha
<b>SPA:</b> No		<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha		<b>Zone 3b:</b> 0 ha
<b>SAC:</b> No		<b>Anc. Woodland:</b> No		<b>Excluded at</b> No No Strategic Constraints.		
<b>SSSI:</b> No		<b>Airport PSZ:</b> No		<b>Step 1?</b>		
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics		
<b>Green Belt:</b> No		<b>LWS/SNCI:</b> No		<b>Minerals Policy:</b> No		<b>Ground Cond:</b> None
<b>Coast Belt:</b> No		<b>Local Nature Res:</b> No		<b>Waste Policy:</b> No		<b>Access:</b> Existing
<b>Landscape:</b> Low Sensitivity		<b>Conservation Area:</b> N/A		<b>Designated Use:</b> None		<b>Existing PRoW:</b> No
<b>Topography:</b> Flat		<b>Listed Building:</b> No		<b>Major Hazard:</b> No		<b>Amenity Factors:</b> Yes
<b>TPOs:</b> No		<b>Locally Listed:</b> No		<b>Noise/AQ:</b> Adjacent Use		<b>Agri Land:</b> Urban
<b>Summary of Constraints:</b>		Brownfield site currently in use with no fundamental constraints. Unrestricted site with greater scope for intensification. Close to Southend Airport; therefore, potential Noise/amenity issues.				
<b>Summary constraint scoring:</b> Low						
Site Suitability						
<b>Accessibility:</b> Good		Various bus stops within 200m with relatively frequent services. Direct access on to A1159 and wider road network. C.650m to airport Train Station.				
<b>Local Services:</b> Moderate		c.640m south west to Primary school. c.1.7km south west to Secondary school. c.750m south to GP. Parade of shops 150m south with a wider array of services along the Rochford Road and the A127.				
<b>Overall Suitability:</b> Suitable						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)				<b>Available When:</b> 10-15 years		
<b>Ownership/Legal:</b> None				<b>Overall Availability:</b> Available in Future		
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
<b>Overall Achievability:</b> Unknown: Potential Achievability						
Conclusion						
<b>Capacity (Assumption/Source):</b>			<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>
<b>Housing:</b> Gross: 43 Net: 16 (100dph)			Homes (no.)	0	0	16
<b>Employment:</b> 0			Employment (sqm)	0	0	0
<b>Overall Site Conclusion:</b> Housing: Developable			<b>Employment:</b> n/a			
<b>Site Conclusion Summary:</b>		The site has a potential capacity for 43 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.				


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA237		<b>Size (ha):</b> 0.85			
	<b>Address:</b> Nicholson House & The Barringtons, 299 Southchurch Road					
	<b>Locality:</b> Southchurch (South)		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Sheltered Housing					
	<b>Proposed Use(s):</b> Residential					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> Two 7 storey blocks currently in use as sheltered housing. The buildings are of little merit. Large central car park between the two buildings and a another court of homes. Central prominent location fronting the A13.					
<b>Relevant Planning History:</b> No relevant planning history.						
Strategic Constraints						
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b> Zone 1: 0.85 ha	Zone 3a: 0 ha			
<b>SPA:</b> No	<b>Sch. Monument:</b> No	Zone 2: 0 ha	Zone 3b: 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> Potential			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> No			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Urban			
<b>Summary of Constraints:</b>	Large brownfield site currently in use fronting A13. Relatively free on constraints with capacity for intensification in a central location. Grade I listed building in the setting of the site. Intensification could affect setting. The site may also be contaminated: this requires further investigation.					
Summary constraint scoring: Medium						
Site Suitability						
<b>Accessibility:</b> Good	The site is central located with bus stop adjacent to the site with frequent services. Direct access to A13 and wider central road network. Two Train Stations in 600m of the site.					
<b>Local Services:</b> Good	c.250m to Primary school south of the site. c.1.4km west to Secondary school. c.250m to GP. Wide variety of services and shops nearby: including parade and central Southend.					
Overall Suitability: Suitable						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)			<b>Available When:</b> 10-15 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	<b>15+</b>
<b>Housing:</b> Gross: 171 Net: 57 (200dph)		Homes (no.)	0	0	75	0
<b>Employment:</b> Gross: 5,556 (Assumption)		Employment (sqm)	0	0	5,556	0
<b>Overall Site Conclusion:</b> Housing: Developable			<b>Employment: Developable</b>			
<b>Site Conclusion Summary:</b>	The site has a potential capacity for 171 units and is located within central and suitable area for housing. Consideration will need to be given to nearby G1 listed building. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	<b>Site Ref:</b>	HEA238		<b>Size (ha):</b>	0.32	
	<b>Address:</b>	Norman Harris House, 450 Queensway, Southend				
	<b>Locality:</b>	Southchurch (South)		<b>Type:</b>	Brownfield Urban	
	<b>Current Use:</b>	Sheltered Housing				
	<b>Proposed Use(s):</b>	Residential				
	<b>Source:</b>	Council				
	<b>Context and Surrounding Uses:</b>	Part 4 and 3 storey building currently in use as sheltered accommodation. In a prominent location fronting the A1160 onto a roundabout. Green space to the rear with car parking to the west.				
	<b>Relevant Planning History:</b>	No relevant planning history.				
	<b>Strategic Constraints</b>					
	<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b>	<b>Zone 1:</b> 0.32 ha	<b>Zone 3a:</b> 0 ha	
<b>SPA:</b> No	<b>Sch. Monument:</b> No	<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
<b>Local, Policy and Site Constraints</b>						
<b>Landscape, Ecology and Heritage Constraints</b>		<b>Policy and Site Suitability Characteristics</b>				
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> Potential			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> No			
<b>Topography:</b> Sloped	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Urban			
<b>Summary of Constraints:</b>	The site slopes gently to the south. Relatively free of development constraints. There may be overlooking constraints to the nearby residential uses. Potential noise/pollution issues with main road. The site may also be contaminated: this requires further investigation.					
<b>Summary constraint scoring:</b> Medium						
<b>Site Suitability</b>						
<b>Accessibility:</b> Good	The site is central located with bus stop that are well served by routes with frequent services. Good access to road network. c.750m to two train stations.					
<b>Local Services:</b> Moderate	c.450m North to Primary school. c.1.6km west to Secondary school. c.630m east to GP. Centrally located site with various services within 500m.					
<b>Overall Suitability:</b> Suitable						
<b>Availability</b>						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)		<b>Available When:</b> 10-15 years				
<b>Ownership/Legal:</b> None		<b>Overall Availability:</b> Available in Future				
<b>Achievability</b>						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
<b>Overall Achievability:</b> Unknown: Potential Achievability						
<b>Conclusion</b>						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	0-5	5-10	10-15	15+
<b>Housing:</b> Gross: 63 Net: 35 (200dph)		Homes (no.)	0	0	35	0
<b>Employment:</b> 0		Employment (sqm)	0	0	0	0
<b>Overall Site Conclusion:</b> Housing: Developable		<b>Employment:</b> n/a				
<b>Site Conclusion Summary:</b>	The site has a potential capacity for 63 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	Site Ref: HEA239		Size (ha):0.33			
	Address: 18 - 72 Randolph Close, Southend					
	Locality: Leigh-on-Sea (South)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Group of 2 storey homes arranged as three terraces; currently in use as sheltered accommodation. The site is accessed by Randolph Close surrounded by residential uses. Large allotment to the south.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.33 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRow: No			
Topography Sloped	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site slopes gently to the south. The site is relatively free of development constraints. But it is bounded tightly by other residential uses potentially limiting redevelopment opportunities. The road access is also what appears to be a lower capacity residential street.					
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Moderate	c.150m from bus stops along Blenheim Chase. These have multiple routes with frequent services. Accessed via what appears to be lower capacity road but good links to wider network. c.1.8km to c.260m to Primary school. c.800m east to Secondary school. c.250m North to GP. Local parade c.250m North. Wider array of services c.500m south along London Road.					
Local Services: Good						
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment:	Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.					
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 28 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 28 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					

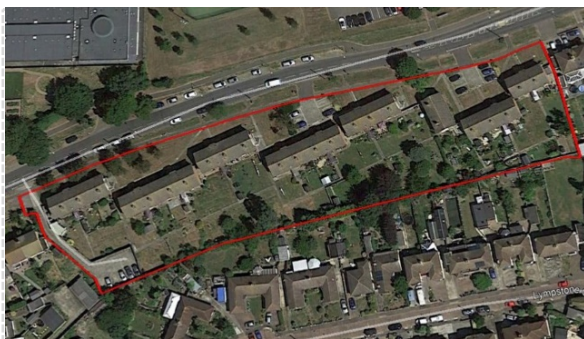
Site Information		LPA: Southend				
	<b>Site Ref:</b>	HEA240		<b>Size (ha):</b> 0.27		
	<b>Address:</b>	Nursery Place, 530-596 Southchurch Road, Southend				
	<b>Locality:</b>	Southchurch (South)		<b>Type:</b> Brownfield Urban		
	<b>Current Use:</b>	Sheltered Housing				
	<b>Proposed Use(s):</b>	Residential				
	<b>Source:</b>	Council				
	<b>Context and Surrounding Uses:</b>	Mainly 3 storey building fronting the A13. Parking on both the east and west of the building. The site is in a diverse area: predominantly residential but with multiple shops and services along the A13.				
	<b>Relevant Planning History:</b>	No relevant planning history.				
	<b>Strategic Constraints</b>					
	<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b>	<b>Zone 1:</b> 0.27 ha	<b>Zone 3a:</b> 0 ha	
<b>SPA:</b> No	<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha		
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
<b>Local, Policy and Site Constraints</b>						
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> Potential			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> No			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Urban			
<b>Summary of Constraints:</b>	The site is generally free of development constraints. Any redevelopment would need to consider overlooking to nearby residential uses. Consideration will also need to be given to the main road the site fronts on to in terms of Noise/pollution. The site may also be contaminated: this requires further investigation.					
<b>Summary constraint scoring:</b> Medium						
<b>Site Suitability</b>						
<b>Accessibility:</b> Good	Multiple bus stops within c.150m with variety of routes and frequent services. Good access to road network via A13. c.150m to Train Station.					
<b>Local Services:</b> Good	c.300m to Primary school. c.1.1km North west to Secondary school. c.800m to GP. Wide variety of shops/services immediately along Southchurch Rd.					
<b>Overall Suitability:</b> Suitable						
<b>Availability</b>						
<b>Intention to Develop:</b> Confirmed by landowner (CfS)			<b>Available When:</b> 10-15 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
<b>Achievability</b>						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values. Initial viability testing suggest development may have marginal economic viability, with potential to be achievable in different form of in future.						
<b>Overall Achievability:</b> Marginal: Potentially Achievable						
<b>Conclusion</b>						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	
<b>Housing:</b> Gross: 34 Net: 0 (to match existing)		Homes (no.)	0	0	0	
<b>Employment:</b> Gross: 1,723 (Assumption)		Employment (sqm)	0	0	1,723	
<b>Overall Site Conclusion:</b> Housing: Developable			<b>Employment: Developable</b>			
<b>Site Conclusion Summary:</b>	The site has a potential capacity for 34 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	Site Ref: HEA241		Size (ha): 0.14			
	Address: Ruskin Mews (14-24 Ruskin Avenue), Southend					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Group of bungalows set between a landscaped area with parking and direct access to Ruskin Avenue. The site is in a low rise residential area on a tightly bounded site.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.14 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRow: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:		Brownfield site, tightly bounded currently in use. The site is in a residential area that is relatively free from constraints. Potential overlooking issues to nearby flats. Accessed via a small residential road that appears to be of low capacity.				
		Summary constraint scoring: Medium				
Site Suitability						
Accessibility: Good	Bus stop c.170m west with relatively frequent services to Southend. Access direct to Ruskin Avenue and wider road network. Likely to have limited capacity. Within c.500m of Train Station.					
Local Services: Good	c.500m to Primary school. c.1.1km east to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 7 Net: 1 (50dph)		Homes (no.)	0	0	1	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a				
Site Conclusion Summary:		The site has a potential capacity for 7 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.				


Site Information		LPA: Southend				
	Site Ref: HEA243		Size (ha): 0.74			
	Address: Scott House, 171 Neil Armstrong Way, Leigh on Sea					
	Locality: Eastwood		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed: Residential					
	Use(s):					
	Source: Council					
	Context and Surrounding Uses: Group of buildings, 1 to 3 storeys, in use as sheltered accom. Located in low-rise residential area. The site is bounded by Scott Park to the west with a community centre and Morrisons to the east.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.74 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: Yes	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints: The site is currently in active use but relatively free from constraints. There are some trees protected by TPO on the site. Limited space for wider redevelopment.						
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate		Multiple bus stops within c.150m. Only served by one route but with relatively frequent services. Access to road network via Neil Armstrong Way. c.2.6km to Train Station.				
Local Services: Good		c.400m west to Primary school. c.900m south west to Secondary school. Adjacent to GP. Adjacent to supermarket. Parade of shops c.650m south west.				
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 74 Net: 16 (100dph)		Homes (no.)	0	0	16	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a				
Site Conclusion Summary: The site has a potential capacity for 74 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.						


Site Information		LPA: Southend			
	<b>Site Ref:</b> HEA244		<b>Size (ha):</b> 0.19		
	<b>Address:</b> Senier House, 39 Salisbury Road, Southend, SS9 2JX				
	<b>Locality:</b> Leigh-on-Sea (South)		<b>Type:</b> Brownfield Urban		
	<b>Current Use:</b> Sheltered Housing				
	<b>Proposed Use(s):</b> Residential				
	<b>Source:</b> Council				
	<b>Context and Surrounding Uses:</b> 2 storey building currently in use as sheltered accommodation on the corner of Hadleigh and Salisbury Roads. Located in a residential area of 2 to 3 storey high buildings.				
<b>Relevant Planning History:</b> No relevant planning history.					
<b>Strategic Constraints</b>					
<b>Ramsar:</b> No		<b>National NR:</b> No		<b>Flood Risk:</b> Zone 1: 0.19 ha Zone 3a: 0 ha	
<b>SPA:</b> No		<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha <b>Zone 3b:</b> 0 ha	
<b>SAC:</b> No		<b>Anc. Woodland:</b> No		<b>Excluded at Step 1?</b> No Strategic Constraints.	
<b>SSSI:</b> No		<b>Airport PSZ:</b> No			
<b>Local, Policy and Site Constraints</b>					
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>		
<b>Green Belt:</b> No		<b>LWS/SNCI:</b> No		<b>Minerals Policy:</b> No	
<b>Coast Belt:</b> No		<b>Local Nature Res:</b> No		<b>Ground Cond:</b> None	
<b>Landscape:</b> Low Sensitivity		<b>Conservation Area:</b> N/A		<b>Waste Policy:</b> No	
<b>Topography:</b> Flat		<b>Listed Building:</b> No		<b>Designated Use:</b> None	
<b>TPOs:</b> No		<b>Locally Listed:</b> No		<b>Major Hazard:</b> No	
				<b>Amenity Factors:</b> None	
				<b>Noise/AQ:</b> None	
				<b>Agri Land:</b> Urban	
<b>Summary of Constraints:</b> The site is currently in active use and is relatively free from development constraints. Nearby residential uses could constrain redevelopment in terms of overlooking and access, while provided, appears limited.					
<b>Summary constraint scoring:</b> Low					
<b>Site Suitability</b>					
<b>Accessibility:</b> Good		Bus stop within 100m of the site with relatively frequent services. Good road access via Salisbury Road to wider network. c.500m to nearest Train Station.			
<b>Local Services:</b> Good		c.400m North to Primary school. c.700m North to Secondary school. c.750m to GP. Various services within 700m including Leigh highstreet to the south and London Rd to North.			
<b>Overall Suitability:</b> Suitable					
<b>Availability</b>					
<b>Intention to Develop:</b> Confirmed by landowner (CfS)				<b>Available When:</b> 10-15 years	
<b>Ownership/Legal:</b> None				<b>Overall Availability:</b> Available in Future	
<b>Achievability</b>					
<b>Barriers to Delivery/ Market Assessment:</b> Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.					
<b>Overall Achievability:</b> Achievable					
<b>Conclusion</b>					
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>			
<b>Housing:</b> Gross: 20 Net: 0 (to match existing)		<b>0-5</b>			
<b>Employment:</b> 0		<b>5-10</b>			
		<b>10-15</b>			
		<b>15+</b>			
		<b>Homes (no.)</b>			
		<b>Employment (sqm)</b>			
<b>Overall Site Conclusion:</b> Housing: Developable		<b>Employment:</b> n/a			
<b>Site Conclusion Summary:</b> The site has a potential capacity for 20 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					

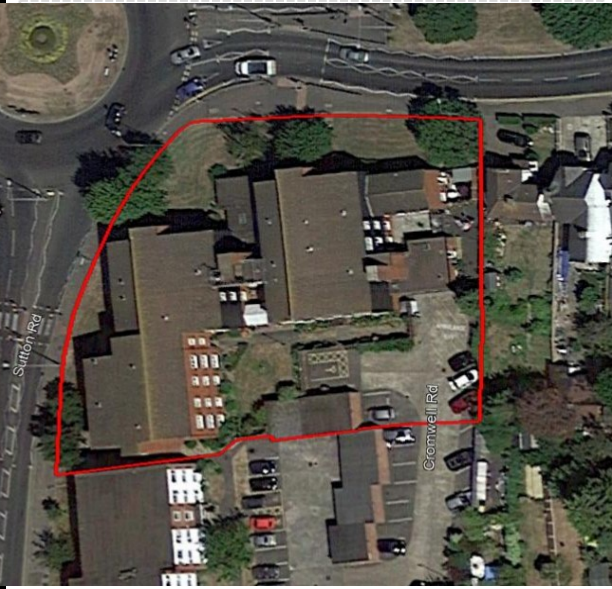
Site Information		LPA: Southend				
	Site Ref: HEA253		Size (ha): 1.49			
	Address: Longbow and Sherwood Way					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Residential					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Large area of Council owned housing stock currently in residential use. The buildings primarily consist of 3 storey flatted developed surrounding a central 13 storey tower block with car parking.					
	Relevant Planning History: No relevant planning history.					
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 1.49 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRow: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses surrounding the site.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stops within 100m of the site with two routes and frequent services. Single road access on to Newington Ave with good access to wider network via A1159. c.1.3km to nearest Train Station.					
Local Services: Moderate	c.450m to Primary School to the south. c.650m North west to Secondary school. c.550m South West to GP. Limited shops/services nearby. Corner shop c.240m south and parade c.500m south.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 299 Net: 147 (200ph)		Homes (no.)	0	0	147	0
Employment: Gross: 9,709 (Assumption)		Employment (sqm)	0	0	9,709	0
Overall Site Conclusion: Housing: Developable			Employment: Developable			
Site Conclusion Summary:	The site has a potential capacity for 299 units and is located within a suitable area for housing. The site isn't available now given it is in residential use. This may lead to legal constraints achieving vacant position. However, the site may become available later in the plan period.					

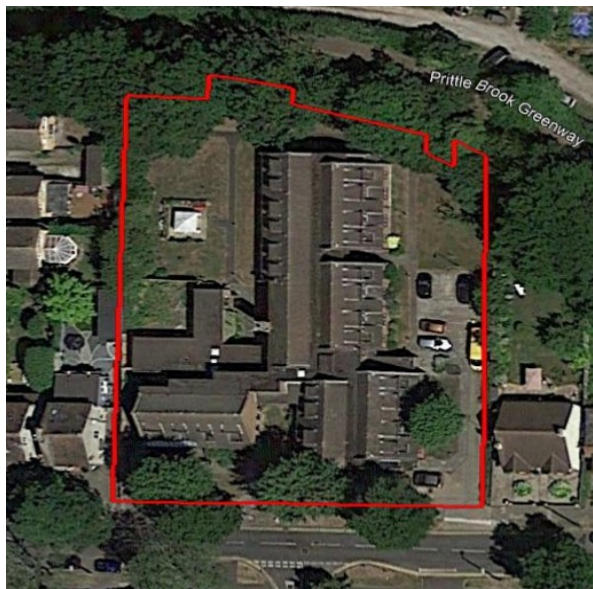
Site Information		LPA: Southend						
	Site Ref: HEA245		Size (ha):0.82					
	Address: 68-114 Snakes Lane, Southend							
	Locality: Eastwood		Type: Brownfield Urban					
	Current Use: Sheltered Housing							
	Proposed Residential							
	Use(s):							
	Source: Council							
	Context and Surrounding Uses: 2 storey blocks of flats with landscapes areas fronting Snakes Lane. Large areas of landscaped areas to the rear of the properties. To the south of the site are residential uses with the A127 beyond.							
	Relevant Planning History: No relevant planning history.							
	Strategic Constraints							
Ramsar: No		National NR: No		Flood Zone 1: 0.82 ha		Zone 3a: 0 ha		
SPA: No		Sch. Monument: No		Risk: Zone 2: 0 ha		Zone 3b: 0 ha		
SAC: No		Anc. Woodland: No		Excluded at No			No Strategic Constraints.	
SSSI: No		Airport PSZ: No		Step 1?				
Local, Policy and Site Constraints								
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics				
Green Belt: No		LWS/SNCI: No		Minerals Policy: No		Ground Cond: None		
Coast Belt: No		Local Nature Res: No		Waste Policy: No		Access: Existing		
Landscape: Low Sensitivity		Conservation Area: N/A		Designated Use: None		Existing PROW: No		
Topography Flat		Listed Building: No		Major Hazard: No		Amenity Factors: Yes		
TPOs: No		Locally Listed: No		Noise/AQ: Adjacent Use		Agri Land: Urban		
Summary of Constraints:		The site is currently in active use and is relatively free from development constraints. Development will need to take account of the sites close location to Southend Airport in terms of Noise. Fronts busy low capacity road.						
Summary constraint scoring: Low								
Site Suitability								
Accessibility: Moderate		Bus stop within 200m of the site with variety of routes and very frequent services. Good road access via Snakes Lane to A127. c.2.5km to nearest Train Station.						
Local Services: Good		Adjacent to a primary school. c.460m west to Secondary school. c.330m west to GP. Parade of shops c.330m west with large supermarket c.660m North.						
Overall Suitability: Suitable								
Availability								
Intention to Develop: Confirmed by landowner (CfS)				Available When: 10-15 years				
Ownership/Legal: None				Overall Availability: Available in Future				
Achievability								
Barriers to Delivery/		Site is in area with comparatively lower values. Initial viability testing suggest development may have						
Market Assessment:		marginal economic viability, with potential to be achievable in different form of in future.						
Overall Achievability: Marginal: Potentially Achievable								
Conclusion								
Capacity (Assumption/Source):			Trajectory Years:		0-5	5-10	10-15	15+
Housing: Gross: 82 Net: 34 (100dph)			Homes (no.)		0	0	34	0
Employment: 0			Employment (sqm)		0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a					
Site Conclusion Summary:		The site has a potential capacity for 82 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.						


Site Information		LPA: Southend				
	Site Ref: HEA246		Size (ha):0.58			
	Address: Stephen McAdden House, 21 Burr Hill Chase, Southend					
	Locality: Prittlewell		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Residential					
	Use(s):					
	Source: Council					
Context and Surrounding Uses: Group of part 1, 2 & 3 storey residential buildings currently in use as sheltered accommodation. Adjacent to Priory Park, residential uses, and care home.						
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.55 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0.03 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No Small area of FZ2. Wouldn't preclude development.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Sloped	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site is currently in active use and is relatively free from development constraints. The site is partly in FZ2 but this wouldn't preclude development. There may be amenity issues with Victoria Avenue to the front elevation.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Bus stop c.100m south with frequent services to Southend. Access on to Burr Hill Chase linking to A127 and Prittlewell Chase. Train Station c.700m east.					
Local Services: Good	c.500m to Primary school. c.1.2km west to Secondary school. c.650 to GP. Small parade of shops c.350m west. Larger supermarket 700m east.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 115 Net: 49 (100dph)		Homes (no.)	0	0	49	0
Employment: Gross: 3,738 (Assumption)		Employment (sqm)	0	0	3,738	0
Overall Site Conclusion: Housing: Developable			Employment: Developable			
Site Conclusion Summary:	The site has a potential capacity for 115 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	Site Ref: CFS2035		Size (ha):0.39			
	Address: Sutton Court, Pantile Avenue, Southend					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Residential					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: 11 storey tower in a wider residential area that is currently in use. The site also has car parking and a landscaped area. It fronts a park and is adjacent to another 11 storey tower (Temple Court).					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.39 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stop adjacent to site with a single route but has relatively frequent services. Good road access to the A1159 North. c.1.15km west to Train Station.					
Local Services: Good	c.150m North to Primary school. c.450m North to Secondary school. GP adjacent to site. Site opposite small parade of shops. Supermarket 1km south west.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 75 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 75 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in residential use. This may lead to legal constraints achieving vacant position. However, the site may become available later in the plan period. Forms part of wider site S38.					


Site Information		LPA: Southend				
	Site Ref: CFS2036		Size (ha):0.32			
	Address: Temple Court, Pantil Avenue, Southend					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Residential					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: 11 storey tower in a wider residential area that is currently in use with car parking and landscaped area. Fronts park and is adjacent to another 11 storey tower (Sutton Court).					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.32 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stop adjacent to site with a single route but relatively frequent services. Good road access to the A1159 North. c.1.15km west to Train Station.					
Local Services: Good	c.150m North to Primary school. c.450m North to Secondary school. GP adjacent to site. Site opposite small parade of shops. Supermarket 1km south west.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 75 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 75 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in residential use. This may lead to legal constraints achieving vacant position. However, the site may become available later in the plan period. Forms part of wider site S38.					


Site Information		LPA: Southend				
	Site Ref: HEA247		Size (ha):0.27			
	Address: The Brambles, 20 Eastern Avenue, Southend					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Residential					
	Use(s):					
	Source: Council					
	Context and Surrounding Uses:					
	1 to 3 storey building currently in use as sheltered accommodation. The site is in a prominent location on a roundabout fronting the A1159. Nearby sports pitches and industrial uses.					
	Relevant Planning History:					
No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.27 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PROW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site is currently in active use and is relatively free from development constraints. While access is provided it is to the rear via a smaller low capacity road to the rear that serves other residential units. Part of access road is not within the site itself.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Multiple bus stops with various routes and frequent services within 150m of the site. Road access is limited via a low-capacity road but good links to wider network. Train Station c.500m west.					
Local Services: Moderate	c.850m east to Primary school. c.300m south east to Secondary school. c.210m south to GP. Parade of shops c.200m south with supermarket 400m west.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (Cfs)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 39 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 39 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend			
	Site Ref: HEA248		Size (ha): 0.28		
	Address: Trafford House, 117 Manchester Drive, Southend				
	Locality: Leigh-on-Sea (South)		Type: Brownfield Urban		
	Current Use: Sheltered Housing				
	Proposed Use(s): Residential				
	Source: Council				
	Context and Surrounding Uses: 2 storey building currently in use as sheltered accommodation fronting Manchester Road with onsite parking and landscaped areas. The site is in a low-rise residential area, large allotment to rear.				
	Relevant Planning History: No relevant planning history.				
	Strategic Constraints				
	Ramsar: No		National NR: No		Flood Risk: Zone 1: 0.27 ha Zone 3a: 0.01 ha
SPA: No		Sch. Monument: No		Zone 2: 0 ha Zone 3b: 0 ha	
SAC: No		Anc. Woodland: No		Excluded at Step 1? No The small area of FZ3 wouldn't preclude development.	
SSSI: No		Airport PSZ: No			
Local, Policy and Site Constraints					
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics		
Green Belt: No		LWS/SNCI: No		Minerals Policy: No	
Coast Belt: No		Local Nature Res: No		Ground Cond: None	
Landscape: Low Sensitivity		Conservation Area: N/A		Waste Policy: No	
Topography: Flat		Listed Building: No		Designated Use: None	
TPOs: Yes		Locally Listed: No		Existing PRoW: No	
				Major Hazard: No	
				Amenity Factors: None	
				Noise/AQ: None	
				Agri Land: Urban	
Summary of Constraints:		The site is currently in active use and is relatively free from development constraints. There are some trees protected by a TPO on the site. There may be overlooking issues with adjacent residential properties.			
Summary constraint scoring: Low					
Site Suitability					
Accessibility: Moderate		Bus stop adjacent to the site but with a single route. Stops with wider choice of routes and frequent services c.350m south. Access direct to Manchester Drive and A13 but via residential roads. Nearest c.325m to Primary school. c.600m east to Secondary school. c.600m North to GP. Local parade c.250m North. Wider array of services c.500m south along London Road.			
Local Services: Good					
Overall Suitability: Suitable					
Availability					
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years		
Ownership/Legal: None			Overall Availability: Available in Future		
Achievability					
Barriers to Delivery/ Market Assessment: Site is within an attractive market area with strong values but initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.					
Overall Achievability: Marginal: Potentially Achievable					
Conclusion					
Capacity (Assumption/Source):		Trajectory Years:		0-5	5-10
Housing: Gross: 26 Net: 0 (to match existing)		Homes (no.)		0	0
Employment: 0		Employment (sqm)		0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a			
Site Conclusion Summary:		The site has a potential capacity for 26 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.			


Site Information		LPA: Southend				
	Site Ref: HEA249		Size (ha): 0.25			
	Address: Trevett House, 19a Rectory Chase, Southend					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Part 2 & 3 storey building in use as sheltered accommodation. Site fronts sloping Lifstan Way with main access from the rear. Surrounding area mixed with retail, resi, and public house.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: No	Zone 1: 0.25 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Sloped	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site is currently in active use on a raised site that then slopes down Lifstan Way south. This could limit developable area. Access is limited from the rear to Southchurch Rectory Chase via a small residential road. There is access to the front but this is steep up the slope linking to a youth club adjacent to the site.					
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Good	Multiple bus stops with variety of routes within 150m of the site. Poor road access from the rear of the site, but good links more widely from A13 and Lifstan Way. Train Station c.600m west.					
Local Services: Good	c.600m North to Primary school. Secondary school 600m east. c.150m to GP. Wide variety of shops/services west along Southchurch Rd.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 29 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 29 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend						
	Site Ref: HEA250		Size (ha):1.67					
	Address: Westwood							
	Locality: Leigh-on-Sea (North)		Type: Brownfield Urban					
	Current Use: Sheltered Housing							
	Proposed Residential							
	Use(s):							
	Source: Council							
	Context and Surrounding Uses: 2 storey terraced properties and flats in use as sheltered accommodation. Includes landscaped areas and part of Bradford Bury park which separates the site from the Southend Arterial Road.							
	Relevant Planning History: No relevant planning history.							
	Strategic Constraints							
Ramsar: No		National NR: No		Flood Zone 1: 1.67 ha		Zone 3a: 0 ha		
SPA: No		Sch. Monument: No		Risk: Zone 2: 0 ha		Zone 3b: 0 ha		
SAC: No		Anc. Woodland: No		Excluded at No			No Strategic Constraints.	
SSSI: No		Airport PSZ: No		Step 1?				
Local, Policy and Site Constraints								
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics				
Green Belt: No		LWS/SNCI: No		Minerals Policy: No		Ground Cond: None		
Coast Belt: No		Local Nature Res: No		Waste Policy: No		Access: Existing		
Landscape: Low Sensitivity		Conservation Area: N/A		Designated Use: Protected Green		Existing PROW: Yes		
Topography Sloped		Listed Building: No		Major Hazard: No		Amenity Factors: None		
TPOs: No		Locally Listed: No		Noise/AQ: None		Agri Land: Urban		
Summary of Constraints:		The main area of the site is currently in use and is relatively free of development constraints. The Northern area of the site is a protected greenspace and includes a footpath running North to south. These wouldn't preclude development more widely. On a gentle slope.						
Summary constraint scoring: Medium								
Site Suitability								
Accessibility: Moderate		Bus stop within 150m of the site with three routes and relatively frequent services. Good road access to A127. c.2.7km south to Train Station.						
Local Services: Moderate		c.500m south to Primary School. c.1.4km east to Secondary school. c.860m south east to GP. Shopping parade c.860m south east.						
Overall Suitability: Suitable								
Availability								
Intention to Develop: Confirmed by landowner (CfS)				Available When: 10-15 years				
Ownership/Legal: None				Overall Availability: Available in Future				
Achievability								
Barriers to Delivery/ Market Assessment:		Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.						
Overall Achievability: Achievable								
Conclusion								
Capacity (Assumption/Source):			Trajectory Years:		0-5	5-10	10-15	15+
Housing: Gross: 117 Net: 44 (100dph)			Homes (no.)		0	0	0	0
Employment: 0			Employment (sqm)		0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a					
Site Conclusion Summary:		The site has a potential capacity for 117 units and is located within a suitable area for housing. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.						


Site Information		LPA: Southend				
	Site Ref: HEA251		Size (ha): 0.36			
	Address: Yantlet, 1193-1215 London Road, Leigh on Sea					
	Locality: Leigh-on-Sea (South)		Type: Brownfield Urban			
	Current Use: Sheltered Housing					
	Proposed: Residential					
	Use(s):					
	Source: Council					
Context and Surrounding Uses:						
Part 2 & 6 storey residential block currently in use as sheltered accommodation fronting the A13 and Blenheim Crescent. The area is mixed but primarily in residential use. Building of little merit.						
Relevant Planning History:						
No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.36 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Sloped	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:		This is a brownfield site that is currently in use. The site very gently slopes to the west and is generally free of development constraints. The site may however be contaminated: this requires further investigation.				
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stop adjacent to site with frequent services through Southend. Access direct on to Station Road. Train Station 1.3km.					
Local Services: Good	c. 400m to Primary school. c.1km west to Secondary school. c.600m to GP. Wide variety of shops/services along London Rd.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 42 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: Gross: 2,330 (Assumption)		Employment (sqm)	0	0	2,330	0
Overall Site Conclusion: Housing: Developable			Employment: Developable			
Site Conclusion Summary:		The site has a potential capacity for 42 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.				


Site Information		LPA: Southend				
	Site Ref: HEA257		Size (ha):2.87			
	Address: Cecil Court					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Residential					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: 2 & 3 storey properties accessed via Burr Hill Chase and a 12 storey tower block. Site adjacent to Southend Highschool for Boys with surrounding residential uses and Priory Park.					
Relevant Planning History: No relevant planning history.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 2.87 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PROW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	This is a large brownfield site that is currently in active use. It is relatively free of development constraints. There may be amenity considerations given the site fronts Victoria Avenue. Finally, there may be contamination on part of the site where an electrical sub-station is located.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Bus stop c.100m south with frequent services to Southend. Access on to Burr Hill Chase linking to A127 and Prittlewell Chase. Train Station c.700m east.					
Local Services: Good	c.500m to Primary school. C.1.2km west to Secondary school. c.860 to GP. Small parade of shops c.450m west. Larger supermarket 700m east.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: Yes			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment:	Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.					
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 287 Net: 109 (100dph)		Homes (no.)	0	0	0	109
Employment: Gross: 18,650 (Assumption)		Employment (sqm)	0	0	18,650	0
Overall Site Conclusion: Housing: Developable			Employment: Developable			
Site Conclusion Summary:	The site has a potential capacity for 287 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now and has 'right to buy' occupiers. This may lead to legal constraints achieving vacant possession. However, the site may become available later in the plan period.					


Site Information		LPA: Southend						
	Site Ref: HEA258		Size (ha): 4.36					
	Address: Cluny Square and Environs							
	Locality: Southchurch (North)		Type: Brownfield Urban					
	Current Use: Residential / Retail							
	Proposed Residential / Retail							
	Use(s):							
	Source: Council							
	Context and Surrounding Uses: Residential estate including a range of low rise units high-rise buildings (includes sites S30 & S31). The wider site includes Cluny Square which includes play spaces and a shopping frontage.							
	Relevant Planning History: No relevant planning history.							
	Strategic Constraints							
Ramsar: No		National NR: No		Flood Zone 1: 4.36 ha		Zone 3a: 0 ha		
SPA: No		Sch. Monument: No		Risk: Zone 2: 0 ha		Zone 3b: 0 ha		
SAC: No		Anc. Woodland: No		Excluded at No			No Strategic Constraints.	
SSSI: No		Airport PSZ: No		Step 1?				
Local, Policy and Site Constraints								
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics				
Green Belt: No		LWS/SNCI: No		Minerals Policy: No		Ground Cond: Potential		
Coast Belt: No		Local Nature Res: No		Waste Policy: No		Access: Existing		
Landscape: Low Sensitivity		Conservation Area: N/A		Designated Use: Multiple		Existing PROW: Yes		
Topography Flat		Listed Building: No		Major Hazard: No		Amenity Factors: None		
TPOs: No		Locally Listed: No		Noise/AQ: None		Agri Land: Urban		
Summary of Constraints:		Large brownfield site that is currently in use. Forms part of Priority Urban Area for regeneration and growth (Policy KP1). Includes secondary shopping frontage and protected greenspace. There is also potential contamination on the site.						
Summary constraint scoring: Low								
Site Suitability								
Accessibility: Moderate		Various bus stops within the wider site but only served by a single route with relatively frequent services. Good road access to the A1159 North. c.1.15km west to Train Station.						
Local Services: Good		Adjacent to Primary school to the North. c.450m North to Secondary school. GP on site with another c.670m south east. Site opposite small parade of shops. Supermarket 1km south west.						
Overall Suitability: Suitable								
Availability								
Intention to Develop: Confirmed by landowner (CfS)				Available When: 10-15 years				
Ownership/Legal: None				Overall Availability: Available in Future				
Achievability								
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.								
Overall Achievability: Unknown: Potential Achievability								
Conclusion								
Capacity (Assumption/Source):			Trajectory Years:		0-5	5-10	10-15	15+
Housing: Gross: 361 Net: 95 (100dph)			Homes (no.)		0	0	0	95
Employment: Gross: 28,344 (Assumption)			Employment (sqm)		0	0	28,344	0
Overall Site Conclusion: Housing: Developable			Employment: Developable					
Site Conclusion Summary:		The site has a potential capacity for 361 units and is located within a suitable area for housing. LGS needs to be retained and reprovision of retail. The site isn't available now given it is in residential and retail uses. This may lead to legal constraints achieving vacant position. However, the site may become available later in the plan period.						


Site Information		LPA: Southend			
	Site Ref: HEA242		Size (ha): 0.10		
	Address: Kipling Mews, Southend				
	Locality: Southchurch (North)		Type: Brownfield Urban		
	Current Use: Sheltered Housing				
	Proposed Use(s): Residential				
	Source: Council				
	Context and Surrounding Uses: Group of single storey currently in use as sheltered housing. In a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.				
	Relevant Planning History: No relevant planning history.				
	Strategic Constraints				
	Ramsar: No		National NR: No		Flood Risk: Zone 1: 0.1 ha Zone 3a: 0 ha
SPA: No		Sch. Monument: No		Zone 2: 0 ha Zone 3b: 0 ha	
SAC: No		Anc. Woodland: No		Excluded at No No Strategic Constraints.	
SSSI: No		Airport PSZ: No		Step 1?	
Local, Policy and Site Constraints					
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics		
Green Belt: No		LWS/SNCI: No		Minerals Policy: No	
Coast Belt: No		Local Nature Res: No		Ground Cond: None	
Landscape: Low Sensitivity		Conservation Area: N/A		Waste Policy: No	
Topography: Flat		Listed Building: No		Designated Use: None	
TPOs: No		Locally Listed: No		Existing PRoW: No	
				Major Hazard: No	
				Amenity Factors: None	
				Noise/AQ: None	
				Agri Land: Urban	
Summary of Constraints:		Brownfield site currently in use. The site is in a residential area that is relatively free from constraints. Access is provided but may be of limited capacity. Potential overlooking issues to nearby flats that could greatly limit development potential. Accessed via a small residential road that appears to be of low capacity.			
		Summary constraint scoring: Low			
Site Suitability					
Accessibility: Good		Bus stop c.170m west with relatively frequent services to Southend. Access direct to Ruskin Avenue and wider road network but this is likely to have limited capacity. Within c.500m of Train Station.			
Local Services: Good		c.660m to Primary school. c.1.1km west to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.			
Overall Suitability: Suitable					
Availability					
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years		
Ownership/Legal: None			Overall Availability: Available in Future		
Achievability					
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.					
Overall Achievability: Achievable					
Conclusion					
Capacity (Assumption/Source):		Trajectory Years:		0-5	5-10
Housing: Gross: 5 Net: 0 (to match existing)		Homes (no.)		0	0
Employment: 0		Employment (sqm)		0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a			
Site Conclusion Summary:		The site has a potential capacity for 5 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.			


Site Information		LPA: Southend				
	Site Ref: HEA256		Size (ha): 0.37			
	Address: Bewley Court					
	Locality: Southchurch (North)		Type: Brownfield Urban			
	Current Use: Residential					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: 11 storey tower block with car parking fronting Whittingham Avenue. Residential surroundings adjacent to a Church and Bournes Green Park.					
	Relevant Planning History: No relevant planning history.					
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.37 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses. Consideration also to daylight/sunlight to nearby properties North and overlooking to residential building on the southern boundary.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stop within c.100m of the site with two routes and relatively frequent services to Southend and Hadleigh. Road access to Hampstead Rd. Train Station c.1.1km south west.					
Local Services: Good	Site c.300m west of Primary school. c.650m south to Secondary school. c.500 west to GP. Small parade of shops c.450m west.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 76 Net: 0 (to match existing)		Homes (no.)	0	0	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 76 units and is located within a suitable area for housing. Additional feasibility work required. The site isn't available now given it is in residential and retail uses. This may lead to legal constraints achieving vacant position. However, the site may become available later in the plan period.					


Site Information		LPA: Southend				
	<b>Site Ref:</b>	HEA252		<b>Size (ha):</b> 0.85		
	<b>Address:</b>	Car Park, Great Eastern Avenue, Southend				
	<b>Locality:</b>	Central Southend		<b>Type:</b> Brownfield Urban		
	<b>Current Use:</b>	Car Park				
	<b>Proposed Use(s):</b>	Residential / Car Park				
	<b>Source:</b>	Council				
	<b>Context and Surrounding Uses:</b>	Two car parks linked by Great Eastern Ave adjacent to the railway line and Civic Centre. Residential uses are located North and a new development has be constructed adjacent to the site.				
	<b>Relevant Planning History:</b>	05/00311/FUL - (On adjacent site) - FULL PP Granted 22/06/07 for 119 Flats. 17/00562/BC3M - FULL PP Granted 03/08/17 to demolish car park and erect multi storey car park.				
	<b>Strategic Constraints</b>					
	<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b>	<b>Zone 1:</b> 0.85 ha	<b>Zone 3a:</b> 0 ha	
<b>SPA:</b> No	<b>Sch. Monument:</b> No	<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
<b>Local, Policy and Site Constraints</b>						
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b>	Potential		
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b>	Existing		
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PROW:</b>	No		
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b>	Railway		
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> Adjacent Use	<b>Agri Land:</b>	Urban		
<b>Summary of Constraints:</b>	Tightly bounded site with railway to west and existing built development. Potential amenity issues with the railway and overlooking nearby residential uses. The site may also be contaminated: this requires further investigation. Car parking loss will need to be justified with potential need for some re-provision.					
<b>Summary constraint scoring:</b> Medium						
<b>Site Suitability</b>						
<b>Accessibility:</b> Good	Central location with bus stops within 150m and a cycle docking hub. Good access to central road network via Victoria Ave. c.200m south to Train Station.					
<b>Local Services:</b> Good	c.700m to Primary school. c.1.1km south west to Secondary school. c.600m to GP. Centrally located with full variety of services and shops within 500m.					
<b>Overall Suitability:</b> Suitable						
<b>Availability</b>						
<b>Intention to Develop:</b> Confirmed by landowner (Cfs)			<b>Available When:</b> 10-15 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
<b>Achievability</b>						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
<b>Overall Achievability:</b> Achievable						
<b>Conclusion</b>						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	
<b>Housing:</b> Gross: 85 Net: 85 (200dph)		Homes (no.)	0	0	85	
<b>Employment:</b> 0		Employment (sqm)	0	0	0	
<b>Overall Site Conclusion:</b> Housing: Developable		<b>Employment:</b> n/a				
<b>Site Conclusion Summary:</b>	The site has a potential capacity for 85 units and is located within a suitable area for housing. Feasibility work required to justify any loss of parking. The site isn't available now given it is in use as sheltered housing but could become available later in the plan period subject to stock consolidation.					


Site Information		LPA: Southend				
	Site Ref: HEA254		Size (ha): 1.36			
	Address: Beaver Tower					
	Locality: Eastwood		Type: Brownfield Urban			
	Current Use: Residential					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Residential estate comprising 2 storey terraced properties, garages, and a 12 storey tower. The site is bounded by Eastwood Park in a residential area.					
	Relevant Planning History: No relevant planning history.					
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 1.36 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: Yes	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
Summary of Constraints:	Brownfield site currently in active use that is relatively free of development constraints. There are some trees protected by a TPO in the site. The site may also be contaminated: this requires further investigation. Only a singular access to Hudson Rd that appears to be lower capacity.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	c.350m to bus stop well served by multiple routes and frequent services. Access to via residential roads to A127/Rayleigh Rd. c.3km south to nearest train station.					
Local Services: Good	c.750m North east to Primary school. c.500m east to Secondary school. c.500m to GP. Parade of shops 650m North west with supermarkets c.800m North west.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is within an attractive market area with strong values but initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.						
Overall Achievability: Marginal: Potentially Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 136 Net: 40 (100 dph)		Homes (no.)	0	0	40	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a				
Site Conclusion Summary:		The site has a potential capacity for 136 units and is located within a suitable area for housing. The site isn't available now given it is in residential uses. This may lead to legal constraints achieving vacant position. However, the site may become available later in the plan period.				

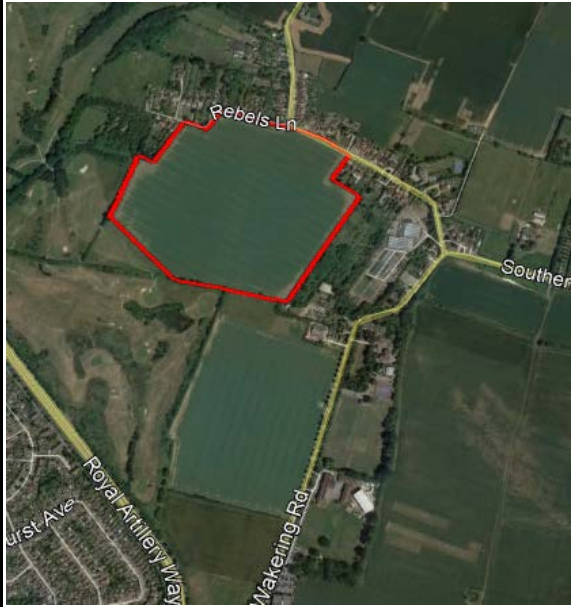
Site Information		LPA: Southend				
	Site Ref: HEA255		Size (ha): 1.54			
	Address: Blackdown Brecon & Grampian Tower Blocks					
	Locality: Central Southend		Type: Brownfield Urban			
	Current Use: Residential					
	Proposed Use(s): Residential					
	Source: Council					
	Context and Surrounding Uses: Residential estate comprising three 16 storey towers, a community centre, garages and landscaped area. The site is in a central. Generally low-rise residential area with site adjacent to a primary school.					
	Relevant Planning History: No relevant planning history.					
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk:	Zone 1: 1.54 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No		Zone 2: 0 ha	Zone 3b: 0 ha		
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond:	Potential		
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access:	Existing		
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW:	No		
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors:	None		
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land:	Urban		
Summary of Constraints:	Brownfield site currently in use but it is relatively free of development constraints. The site may though be contaminated: this requires further investigation. Potential overlooking issues with nearby residential dwellings. Majority of site located within Southend Central Area (Policy KP1) and is a focus for growth.					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Bus stop c.130m south with frequent bus services. Access to Salisbury Ave. Centrally located. Two Train Stations within 1km.					
Local Services: Good	Adjacent to a primary school. c.500m south to Secondary school. c.300 to multiple GPs. Central location with full array of services and shops in close proximity.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 10-15 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 309 Net: 78 (200ph)		Homes (no.)	0	0	0	78
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable			Employment: n/a			
Site Conclusion Summary:	The site has a potential capacity for 309 units and is located within a suitable area for housing. The site isn't available now given it is in residential uses. This may lead to legal constraints achieving vacant position. However, the site may become available later in the plan period.					

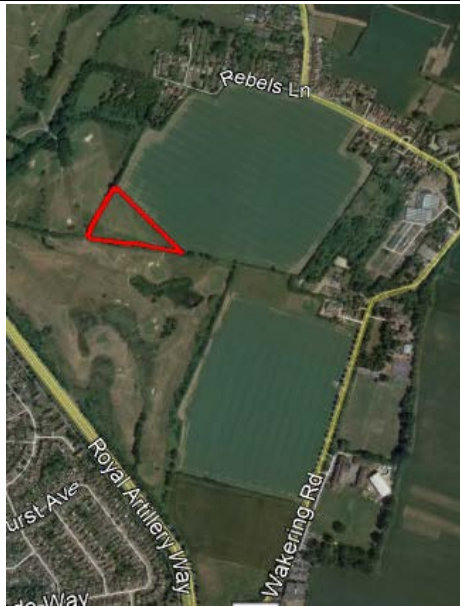
Site Information		LPA: Southend			
	Site Ref: CFS2039		Size (ha):0.09		
	Address: 291 - 297 Victoria Avenue				
	Locality: Prittlewell		Type: Brownfield Urban		
	Current Use: Vacant				
	Proposed Use(s): Residential				
	Source: Council				
	Context and Surrounding Uses: Vacant overgrown plot of brownfield land fronting Victoria Ave. Located near Roots Hall Stadium, and St Mary's Church in a mixed area with residential uses and various services/shops.				
	Relevant Planning History: 09/00090/FULM - FULL PP for 36 units (withdrawn) 11/01548/FULM - FULL PP Granted 01/08/12 for 30 units. 19/01985/FULM - FULL PP Pending Determination for demolition of stadium and development of 502 residential units.				
	Strategic Constraints				
	Ramsar: No		National NR: No		Flood Risk: Zone 1: 0.09 ha Zone 3a: 0 ha
SPA: No		Sch. Monument: No		Zone 2: 0 ha Zone 3b: 0 ha	
SAC: No		Anc. Woodland: No		Excluded at No No Strategic Constraints.	
SSSI: No		Airport PSZ: No		Step 1?	
Local, Policy and Site Constraints					
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics		
Green Belt: No		LWS/SNCI: No		Minerals Policy: No Ground Cond: Potential	
Coast Belt: No		Local Nature Res: No		Waste Policy: No Access: Existing	
Landscape: Low Sensitivity		Conservation Area: Yes		Designated Use: None Existing PRow: No	
Topography Flat		Listed Building: No		Major Hazard: No Amenity Factors: None	
TPOs: No		Locally Listed: No		Noise/AQ: None Agri Land: Urban	
Summary of Constraints:		Brownfield vacant site potentially contaminated. Possible amenity issues given the site fronts to A127. In setting of listed buildings and is in a conservation area. Located within Southend Central Area (Policy KP1) and is a focus for growth.			
Summary constraint scoring: Low					
Site Suitability					
Accessibility: Good		Centrally located with multiple bus stops within 200m of the site with a variety of routes and frequent services. Good access to central road network via A127. c.500m east to Train Station.			
Local Services: Moderate		c.330m south west to Primary school. c.700m to Boys Secondary School and c.1.3km North west to mixed school. GP c.450m south. Parade of shops c.500m North west.			
Overall Suitability: Suitable					
Availability					
Intention to Develop: Confirmed by landowner (CfS)			Available When: Within 5 years		
Ownership/Legal: None			Overall Availability: Available in Future		
Achievability					
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.					
Overall Achievability: Unknown: Potential Achievability					
Conclusion					
Capacity (Assumption/Source):		Trajectory Years:		0-5	5-10
Housing: Gross: 19 Net: 19 (200dph)		Homes (no.)		19	0
Employment: 0		Employment (sqm)		0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a			
Site Conclusion Summary:		The site has a potential capacity for 19 units and is located within a suitable area for housing. The site may become available if the adjacent football stadiums relocation is confirmed to Fossetts Farm.			


Site Information		LPA: Southend				
	Site Ref: HEA259		Size (ha): 3.15			
	Address: Roots Hall Stadium					
	Locality: Prittlewell		Type: Brownfield Urban			
	Current Use: Football Stadium					
	Proposed Use(s): Residential					
	Source: Landowner					
	<b>Context and Surrounding Uses:</b> Comprises Southend Roots Hall Stadium, car park and surrounding land. The site is in a mixed area with industrial and residential uses adjacent to the stadium.					
<b>Relevant Planning History:</b> 06/01335/OUT - OUT PP Refused 13/04/07 for mixed use development including 402 residential units. 07/01111/OUTM - Out PP Granted 24/06/11 for mixed use development including 272 units. 19/01985/FULM - FULL PP Pending Determination for demolition of stadium and development of 502 residential units.						
<b>Strategic Constraints</b>						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 3.15 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
<b>Local, Policy and Site Constraints</b>						
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: Partly	Designated Use: None	Existing PROW: No			
Topography Sloped	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban			
<b>Summary of Constraints:</b> Football stadium that may be contaminated. Site in setting of listed buildings and is partly within conservation area. Possible amenity issues with main road. Potential overlooking issues. Located within Southend Central Area (Policy KP1) and is a focus for growth.		<b>Summary constraint scoring: Low</b>				
<b>Site Suitability</b>						
<b>Accessibility: Good</b> Centrally located with multiple bus stops within 200m of the site with a variety of routes and frequent services. Good access to central road network via A127. c.500m east to Train Station.						
<b>Local Services: Moderate</b> c.330m south west to Primary school. c.700m to Boys Secondary School and c.1.3km North west to mixed school. GP c.450m south. Parade of shops c.500m North west.						
<b>Overall Suitability: Suitable</b>						
<b>Availability</b>						
Intention to Develop: Confirmed by landowner (Cfs)			Available When: Within 5 years			
Ownership/Legal: Yes			Overall Availability: Available in Future			
<b>Achievability</b>						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.						
<b>Overall Achievability: Unknown: Potential Achievability</b>						
<b>Conclusion</b>						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 502 Net: 502 (from PP)		Homes (no.)	200	302	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Deliverable		Employment: n/a				
<b>Site Conclusion Summary:</b> The site has a potential capacity for 502 units and is located within a suitable area for housing. The site may become available if the football stadiums relocation is confirmed to Fossetts Farm.						

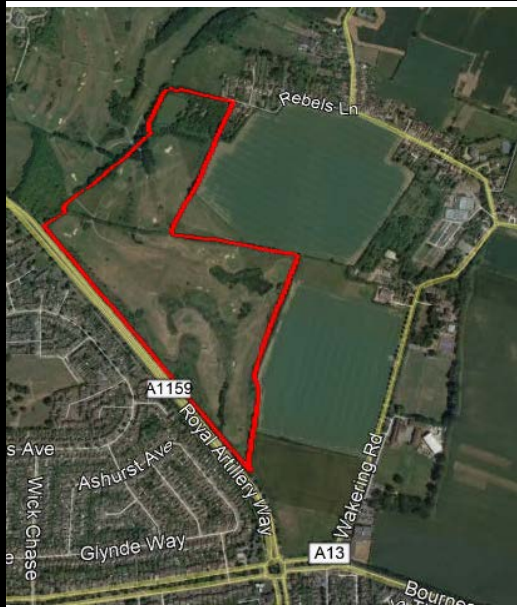
Site Information		LPA: Southend				
	Site Ref: HEA219/5		Size (ha): 3.34			
	Address: Sector D (land to south east of Rochford and North of the					
	Locality: Rochford		Type: Brownfield Urban			
	Current Use: Agricultural and Leisure (Golf Course)					
	Proposed Use: Mixed Use					
	Use(s):					
	Source: Council					
	Context and Surrounding Uses: This sector is currently in use as part of the existing Essex Golf complex and is bordered on the western edge by the A1159					
Relevant Planning History: No relevant planning history						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 3.34 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None Identified			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: No Existing Access			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRow: Yes			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Confirmed Grade 2			
Summary of Constraints:		The site is currently in agricultural use within the Green Belt and is of potentially very high quality. The site is traversed by a public right of way, and existing access is poor, but could be facilitated. However, the site is otherwise free of any strategic constraints.				
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Edge of centre location, adjacent to the strategic road network (A1159). C 1.2km to Thorpe Bay train station with 6 bus routes facilitated from two nearby bus stops					
Local Services: Moderate	Within c 0.8km of a secondary school and primary school. Local amenities are proximate but separated by the A1159 to the south. A local GP surgery is c 0.5km away.					
Overall Suitability: Potentially Suitable (Green Belt)						
Availability						
Intention to Develop: Confirmed by landowner (CFS)			Available When: Within 5 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 117 Net: 117 (35dph)		Homes (no.)	117	0	0	0
Employment: Gross: 21,711 (Assumption)		Employment (sqm)	21,711	0	0	0
Overall Site Conclusion: Housing: Deliverable (Subject to Policy)			Employment: Deliverable (Subject to Policy)			
Site Conclusion Summary:		The site has a potential capacity of 117 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.				


Site Information		LPA: Southend			
	<b>Site Ref:</b> HEA219/16		<b>Size (ha):</b> 61.12		
	<b>Address:</b> Sector D (land to south east of Rochford and North of the				
	<b>Locality:</b> Rochford		<b>Type:</b> Brownfield Urban		
	<b>Current Use:</b> Agricultural and Leisure (Golf Course)				
	<b>Proposed Use(s):</b> Mixed Use				
	<b>Source:</b> Council				
	<b>Context and Surrounding Uses:</b> The site is currently use as a golf course and is brownfield land, with a golf complex located at the centre of the site.				
<b>Relevant Planning History:</b> No relevant planning history					
<b>Strategic Constraints</b>					
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b>	<b>Zone 1:</b> 61.12 ha	<b>Zone 3a:</b> 0 ha	
<b>SPA:</b> No	<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha	
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.			
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>			
<b>Local, Policy and Site Constraints</b>					
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>		
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None Identified		
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing Access		
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> Yes		
<b>Topography:</b> Slightly Sloping	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None		
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Confirmed Grades		
<b>Summary of Constraints:</b> The site is located within the Green Belt and currently in use as a miniature golf course, with associated parking and private paths, with a public right of way crossing the site.					
<b>Summary constraint scoring:</b> <b>Medium</b>					
<b>Site Suitability</b>					
<b>Accessibility:</b> <b>Moderate</b>	Edge of centre location, adjacent to the strategic road network (A1159). C 2km to Southend East train station with 6 bus routes facilitated from two nearby bus stops				
<b>Local Services:</b> 0	c 1.2km to the nearest primary school and c 0.7km to the nearest secondary school. Local supermarket within c 0.4km and GP surgery c 0.6km.				
<b>Overall Suitability:</b> <b>Potentially Suitable (Green Belt)</b>					
<b>Availability</b>					
<b>Intention to Develop:</b> Confirmed by landowner (CFS)			<b>Available When:</b> Within 5 years		
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> <b>Available in Future</b>		
<b>Achievability</b>					
<b>Barriers to Delivery/ Market Assessment:</b> Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.					
<b>Overall Achievability:</b> <b>Achievable</b>					
<b>Conclusion</b>					
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>
<b>Housing:</b> Gross: 2139 Net: 2139 (35dph)		Homes (no.)	300	1,000	839
<b>Employment:</b> Gross: 397,269 (Assumption)		Employment (sqm)	0	0	397,269
<b>Overall Site Conclusion:</b> <b>Housing: Deliverable (Subject to Policy)</b> <b>Employment: Developable (Subject to Policy)</b>					
<b>Site Conclusion Summary:</b> The site has a potential capacity of 2139 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.					


Site Information		LPA: Southend			
	<b>Site Ref:</b> HEA219/17		<b>Size (ha):</b> 18.81		
	<b>Address:</b> Sector D (land to south east of Rochford and North of the				
	<b>Locality:</b> Rochford		<b>Type:</b> Brownfield Urban		
	<b>Current Use:</b> Agricultural and Leisure (Golf Course)				
	<b>Proposed Use(s):</b> Mixed Use				
	<b>Source:</b> Council				
	<b>Context and Surrounding Uses:</b> Currently in agricultural use located adjacent to the Essex golf complex and bordered on the North by residential dwellings that sit alongside Barling Road.				
<b>Relevant Planning History:</b> No relevant planning history					
<b>Strategic Constraints</b>					
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b>	<b>Zone 1:</b> 18.81 ha	<b>Zone 3a:</b> 0 ha	
<b>SPA:</b> No	<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha	
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.			
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>			
<b>Local, Policy and Site Constraints</b>					
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>		
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None Identified		
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing Access		
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> No		
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None		
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Potential Grade 1		
<b>Summary of Constraints:</b> The site is currently in agricultural use within the Green Belt and is of potentially very high quality. Existing access is poor, but could be improved. The site is otherwise free of any strategic constraints.					
<b>Summary constraint scoring:</b> Low					
<b>Site Suitability</b>					
<b>Accessibility:</b> Moderate	Edge of centre location, within c 0.2km of the strategic road network (A1159). C 1.5km to Thorpe Bay train station with 6 bus routes facilitated from two nearby bus stops				
<b>Local Services:</b> 0	Within c 1km of a secondary school and c 0.9km of a primary school. Local amenities are within c 0.5km. A local GP surgery is c 0.7km away.				
<b>Overall Suitability:</b> Potentially Suitable (Green Belt)					
<b>Availability</b>					
<b>Intention to Develop:</b> Confirmed by landowner (CFS)			<b>Available When:</b> Within 5 years		
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future		
<b>Achievability</b>					
<b>Barriers to Delivery/ Market Assessment:</b> Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.					
<b>Overall Achievability:</b> Achievable					
<b>Conclusion</b>					
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>
<b>Housing:</b> Gross: 658 Net: 658 (35dph)		Homes (no.)	300	358	0
<b>Employment:</b> Gross: 122,280 (Assumption)		Employment (sqm)	122,280	0	0
<b>Overall Site Conclusion:</b> Housing: Deliverable (Subject to Policy) Employment: Deliverable (Subject to Policy)					
<b>Site Conclusion Summary:</b> The site has a potential capacity of 658 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.					


Site Information		LPA: Southend				
	Site Ref: HEA219/18		Size (ha): 1.41			
	Address: Sector D (land to south east of Rochford and North of the					
	Locality: Rochford		Type: Brownfield Urban			
	Current Use: Agricultural and Leisure (Golf Course)					
	Proposed Use(s): Mixed Use					
	Source: Council					
	Context and Surrounding Uses: The site is currently use as a golf course, adjacent to agricultural land to the east and the wider golf course to the west.					
	Relevant Planning History: No relevant planning history					
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk:	Zone 1: 1.41 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No		Zone 2: 0 ha	Zone 3b: 0 ha		
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None Identified			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: No Existing Access			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Confirmed Grades			
Summary of Constraints: A small site located within the Green Belt and currently in use as a miniature golf course						
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Moderate	Edge of centre location, within c 0.2km of the strategic road network (A1159). C 1.5km to Thorpe Bay train station with 6 bus routes facilitated from two nearby bus stops					
Local Services: Good	Within c 0.9km of a secondary school and primary school. Local amenities are within c 0.3km but separated by the A1159 to the south. A local GP surgery is c 0.7km away.					
Overall Suitability: Potentially Suitable (Green Belt)						
Availability						
Intention to Develop: Confirmed by landowner (CFS)			Available When: Within 5 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 50 Net: 50 (35dph)		Homes (no.)	50	0	0	0
Employment: Gross: 9,191 (Assumption)		Employment (sqm)	9,191	0	0	0
Overall Site Conclusion: Housing: Deliverable (Subject to Policy) Employment: Deliverable (Subject to Policy)						
Site Conclusion Summary: The site has a potential capacity of 50 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.						


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA219/19		<b>Size (ha):</b> 8.57			
	<b>Address:</b> Sector D (land to south east of Rochford and North of the					
	<b>Locality:</b> Rochford		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Agricultural and Leisure (Golf Course)					
	<b>Proposed Use(s):</b> Mixed Use					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> Agricultural land located west of Great Wakering. The site is greenfield, however is located opposite a number of light industrial units.					
<b>Relevant Planning History:</b> No relevant planning history						
<b>Strategic Constraints</b>						
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b> Zone 1: 8.57 ha	Zone 3a: 0 ha			
<b>SPA:</b> No	<b>Sch. Monument:</b> No	Zone 2: 0 ha	Zone 3b: 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
<b>Local, Policy and Site Constraints</b>						
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None Identified			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> No Existing Access			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> No			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Confirmed Grade 2			
<b>Summary of Constraints:</b> The site is currently in agricultural use within the Green Belt and is confirmed to be of Grade 2 quality. The site has No existing access, but is otherwise free of any strategic constraints.						
<b>Summary constraint scoring:</b> Low						
<b>Site Suitability</b>						
<b>Accessibility:</b> Moderate		A large site in a rural location located c1.9km from Thorpe Bay train station. Local bus services are available at three nearby bus stops but are only served by two routes				
<b>Local Services:</b> Good		c 1.5km from two primary schools with Shoeburyness High School c 2.5km to the south. Supermarket c 1.8km to the south with local amenities c 1km to the east. A medical centre is also				
<b>Overall Suitability:</b> Potentially Suitable (Green Belt)						
<b>Availability</b>						
<b>Intention to Develop:</b> Confirmed by landowner (CFS)			<b>Available When:</b> Within 5 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
<b>Achievability</b>						
<b>Barriers to Delivery/ Market Assessment:</b> Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.						
<b>Overall Achievability:</b> Achievable						
<b>Conclusion</b>						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	<b>15+</b>
<b>Housing:</b> Gross: 300 Net: 300 (35dph)		Homes (no.)	250	50	0	0
<b>Employment:</b> Gross: 55,719 (Assumption)		Employment (sqm)	0	55,719	0	0
<b>Overall Site Conclusion:</b> Housing: Deliverable (Subject to Policy) Employment: Developable (Subject to Policy)						
<b>Site Conclusion Summary:</b> The site has a potential capacity of 300 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.						


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA219/21		<b>Size (ha):</b> 28.55			
	<b>Address:</b> Sector D (land to south east of Rochford and North of the					
	<b>Locality:</b> Rochford		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Agricultural and Leisure (Golf Course)					
	<b>Proposed Use(s):</b> Mixed Use					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> The site is currently use as a golf course, adjacent to agricultural land to the east and the wider golf course to the west.					
<b>Relevant Planning History:</b> No relevant planning history						
Strategic Constraints						
<b>Ramsar:</b> No		<b>National NR:</b> No		<b>Flood Risk:</b> Zone 1: 28.55 ha Zone 3a: 0 ha		
<b>SPA:</b> No		<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha		<b>Zone 3b:</b> 0 ha
<b>SAC:</b> No		<b>Anc. Woodland:</b> No		<b>Excluded at</b> No No Strategic Constraints.		
<b>SSSI:</b> No		<b>Airport PSZ:</b> No		<b>Step 1?</b>		
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics		
<b>Green Belt:</b> No		<b>LWS/SNCI:</b> No		<b>Minerals Policy:</b> No		<b>Ground Cond:</b> None Identified
<b>Coast Belt:</b> No		<b>Local Nature Res:</b> No		<b>Waste Policy:</b> No		<b>Access:</b> No Existing Access
<b>Landscape:</b> Low Sensitivity		<b>Conservation Area:</b> N/A		<b>Designated Use:</b> None		<b>Existing PRoW:</b> Yes
<b>Topography:</b> Flat		<b>Listed Building:</b> No		<b>Major Hazard:</b> No		<b>Amenity Factors:</b> None
<b>TPOs:</b> No		<b>Locally Listed:</b> No		<b>Noise/AQ:</b> None		<b>Agri Land:</b> Confirmed Grades
<b>Summary of Constraints:</b>		The site is located within the Green Belt and currently in use as a miniature golf course, with a public right of way crossing the site.				
Summary constraint scoring: <b>Medium</b>						
Site Suitability						
<b>Accessibility:</b> <b>Good</b>		Edge of centre location, adjacent to the strategic road network (A1159). C 1.2km to Thorpe Bay train station with 6 bus routes facilitated from two nearby bus stops				
<b>Local Services:</b> <b>Good</b>		Within c 0.9km of a secondary school and primary school. Local amenities are within c 0.3km but separated by the A1159 to the south. A local GP surgery is c 0.7km away.				
<b>Overall Suitability:</b> <b>Potentially Suitable (Green Belt)</b>						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CFS)				<b>Available When:</b> Within 5 years		
<b>Ownership/Legal:</b> None				<b>Overall Availability:</b> <b>Available in Future</b>		
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.						
<b>Overall Achievability:</b> <b>Achievable</b>						
Conclusion						
<b>Capacity (Assumption/Source):</b>				<b>Trajectory Years:</b>		
<b>Housing:</b> Gross: 999 Net: 999 (35dph)				Homes (no.)		
<b>Employment:</b> Gross: 185,570 (Assumption)				Employment (sqm)		
<b>Overall Site Conclusion:</b> <b>Housing: Deliverable (Subject to Policy)</b>				<b>Employment: Developable (Subject to Policy)</b>		
<b>Site Conclusion Summary:</b>		The site has a potential capacity of 999 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.				


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA219/22		<b>Size (ha):</b> 14.94			
	<b>Address:</b> Sector D (land to south east of Rochford and North of the					
	<b>Locality:</b> Rochford		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Agricultural and Leisure (Golf Course)					
	<b>Proposed Use(s):</b> Mixed Use					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> The site is currently in agricultural use, with the Essex Golf complex adjacent to the west. The eastern edge is bounded by Wakering road.					
<b>Relevant Planning History:</b> No relevant planning history						
Strategic Constraints						
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b> Zone 1: 14.94 ha	<b>Zone 3a:</b> 0 ha			
<b>SPA:</b> No	<b>Sch. Monument:</b> No	<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None Identified			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> No Existing Access			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> Yes			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Potential Grade 1			
<b>Summary of Constraints:</b>	The site is currently in agricultural use within the Green Belt and is of potentially very high quality. The site is traversed by a public right of way, and existing access is poor, but could be facilitated. However, the site is otherwise free of any strategic constraints.					
<b>Summary constraint scoring:</b> Low						
Site Suitability						
<b>Accessibility:</b> Good	Edge of centre location, adjacent to the strategic road network (A1159). C 1.2km to Thorpe Bay train station with 6 bus routes facilitated from two nearby bus stops					
<b>Local Services:</b> Good	Within c 0.9km of a secondary school and primary school. Local amenities are within c 0.3km but separated by the A1159 to the south. A local GP surgery is c 0.7km away.					
<b>Overall Suitability:</b> Potentially Suitable (Green Belt)						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CFS)			<b>Available When:</b> Within 5 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.						
<b>Overall Achievability:</b> Achievable						
Conclusion						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	<b>15+</b>
<b>Housing:</b> Gross: 523 Net: 523 (35dph)		Homes (no.)	300	223	0	0
<b>Employment:</b> Gross: 97,123 (Assumption)		Employment (sqm)	0	97,123	0	0
<b>Overall Site Conclusion:</b> Housing: Deliverable (Subject to Policy) Employment: Developable (Subject to Policy)						
<b>Site Conclusion Summary:</b>	The site has a potential capacity of 523 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.					


Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA219/36		<b>Size (ha):</b> 58.34			
	<b>Address:</b> Sector D (land to south east of Rochford and North of the					
	<b>Locality:</b> Rochford		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Agricultural and Leisure (Golf Course)					
	<b>Proposed Use(s):</b> Mixed Use					
	<b>Source:</b> Council					
	<b>Context and Surrounding Uses:</b> A large site currently in agricultural use which sits adjacent to North Shoebury which lies to the south. On the eastern boundary, the site is in close proximity to new housing development along the B1017 and a					
<b>Relevant Planning History:</b> No relevant planning history						
Strategic Constraints						
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b> Zone 1: 58.34 ha	<b>Zone 3a:</b> 0 ha			
<b>SPA:</b> No	<b>Sch. Monument:</b> No	<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None Identified			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> No Existing Access			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRoW:</b> Yes			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None			
<b>TPOs:</b> No	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> None	<b>Agri Land:</b> Potential Grade 1			
<b>Summary of Constraints:</b>	The site is currently in agricultural use within the Green Belt and is of potentially very high quality. The site is traversed by a public right of way, and existing access is poor, but could be facilitated. However, the site is otherwise free of any strategic constraints.					
<b>Summary constraint scoring:</b> Low						
Site Suitability						
<b>Accessibility:</b> Moderate	A large site in a rural location on the western edge is located c3km from Southend train station. Local bus services are available at two nearby bus stops but are poorly served by two routes					
<b>Local Services:</b> Moderate	c 1.5km from two primary schools with Shoeburyness High School c 2.5km to the south. Supermarket c 1.8km to the south with local amenities c 1km to the east. A medical centre is also					
<b>Overall Suitability:</b> Potentially Suitable (Green Belt)						
Availability						
<b>Intention to Develop:</b> Confirmed by landowner (CFS)			<b>Available When:</b> Within 5 years			
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available in Future			
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Greenfield site in NE. Southend area of search. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.						
<b>Overall Achievability:</b> Achievable						
Conclusion						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	<b>15+</b>
<b>Housing:</b> Gross: 2042 Net: 2042 (35dph)		Homes (no.)	300	1,000	742	0
<b>Employment:</b> Gross: 379,201 (Assumption)		Employment (sqm)	0	0	379,201	0
<b>Overall Site Conclusion:</b> Housing: Deliverable (Subject to Policy) Employment: Developable (Subject to Policy)						
<b>Site Conclusion Summary:</b>	The site has a potential capacity of 2042 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.					


Site Information		LPA: Southend				
	Site Ref: HEA260		Size (ha): 0.48			
	Address: Aldi Store, Eastern Avenue, Southend-On-Sea, SS2 5YB					
	Locality: Garon Park		Type: Brownfield Urban			
	Current Use: Foodstore					
	Proposed Use(s): Residential / Mixed Use					
	Source: Landowner					
	Context and Surrounding Uses: Aldi supermarket with car parking. Site adjacent to sewage works, car wash, and a waste collection depot. The railway line is west with industrial uses North.					
	Relevant Planning History: 07/00597/FUL - FULL PP Granted 18/06/07 for 252sqm foodstore.					
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.48 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: Employment	Existing PROW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: Yes			
TPOs: Yes	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Urban			
Summary of Constraints:		The site is designated for employment and is being promoted for mixed development including residential. TPO trees within site which may be contaminated. Amenity issues with regards to a sewage works adjacent to the site. Requirement to justify loss of retail element.				
		Summary constraint scoring: High				
Site Suitability						
Accessibility: Good	Closest bus stops c.300-400m east with variety of routes and relatively frequent services. Good road access direct to A1159. c.400m south to Train Station.					
Local Services: Moderate	c.1.2km to Primary school. c.680m to Secondary school. c.400m south east to GP. c.400m south east to parade of shops.					
		Overall Suitability: Not Suitable				
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 5-10 years			
Ownership/Legal: None			Overall Availability: (Available in Future)			
Achievability						
Barriers to Delivery/ Achievability not assessed						
Market Assessment:						
		Overall Achievability: (Unknown: Potential Achievability)				
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 30 Net: 30 (CfS)		Homes (no.)	0	30	0	0
Employment: Gross: 1,300 (CfS)		Employment (sqm)	0	1,300	0	0
Overall Site Conclusion: Housing: Not Deliverable or Developable		Employment: Deliverable				
Site Conclusion Summary:		The site is not suitable for housing development given its designation for employment uses and adjacent uses that affect amenity. The site remains suitable for employment redevelopment.				


Site Information		LPA: Southend				
	Site Ref: HEA261		Size (ha): 0.40			
	Address: Land West of Fossetts Way (near round about and Petrol					
	Locality: Southchurch (North)		Type: Greenfield Edge			
	Current Use: Vacant Land					
	Proposed Use(s): Residential					
	Source: Landowner					
	Context and Surrounding Uses: A vacant site which sits adjacent to Fossetts Way, a main road which provides direct access to the adjacent Fossetts Park trading estate with a large recreation ground to the west					
Relevant Planning History: N/A						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.4 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: Yes	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None Identified			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: No Existing Access			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PROW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: Yes	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Confirmed Grade 2			
Summary of Constraints:	The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The site is confirmed as being very good agricultural land, however, the site is otherwise free of strategic constraints					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Edge of centre location with two bus stops within c 0.2km served by bus route 61. Two train stations are located c 2km from the site, but the site benefits from excellent road links and direct access to c 0.7km to 2x GP surgeries. C 0.4km to primary school and c 0.5km to secondary school. Wide range of services adjacent at retail park					
Local Services: Good						
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 5-10 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Greenfield site in area with comparatively lower values. Initial viability testing indicates development could be economically viable, depending on appropriate mix.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 146 Net: 46 (Council)		Homes (no.)	0	46	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a				
Site Conclusion Summary:		The site has a potential capacity of 46 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.				


Site Information		LPA: Southend			
	<b>Site Ref:</b> HEA262		<b>Size (ha):</b> 5.15		
	<b>Address:</b> Land East of Fossetts Way				
	<b>Locality:</b> Southchurch (North)		<b>Type:</b> Greenfield Edge		
	<b>Current Use:</b> Vacant Greenfield Site				
	<b>Proposed Use(s):</b> Residential				
	<b>Source:</b> Landowner				
	<b>Context and Surrounding Uses:</b> A vacant site which sits adjacent to Fossetts Way, a main road which provides direct access to the adjacent Fossetts Park trading estate to the south, and a golf course to the east.				
<b>Relevant Planning History:</b> 20/00337/OUTM - Erect 145 residential units with associated car parking, landscaping and ancillary works - Pending Decision					
<b>Strategic Constraints</b>					
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b>	<b>Zone 1:</b> 5.15 ha	<b>Zone 3a:</b> 0 ha	
<b>SPA:</b> No	<b>Sch. Monument:</b> No		<b>Zone 2:</b> 0 ha	<b>Zone 3b:</b> 0 ha	
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.			
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>			
<b>Local, Policy and Site Constraints</b>					
<b>Landscape, Ecology and Heritage Constraints</b>			<b>Policy and Site Suitability Characteristics</b>		
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> None Identified		
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing		
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> N/A	<b>Designated Use:</b> None	<b>Existing PRow:</b> No		
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> None		
<b>TPOs:</b> Yes	<b>Locally Listed:</b> No	<b>Noise/AQ:</b> Adjacent Use	<b>Agri Land:</b> Confirmed Grades		
<b>Summary of Constraints:</b>	The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The site is confirmed as being good agricultural land, however, the site is otherwise free of strategic constraints				
<b>Summary constraint scoring:</b> Low					
<b>Site Suitability</b>					
<b>Accessibility:</b> Good	Edge of centre location with two bus stops within c 0.5km served by bus route 61. C 2km to the nearest train station but the site benefits from excellent road links and direct access to the strategic				
<b>Local Services:</b> Good	c 0.7km to 2x GP surgeries. C 0.4km to primary school and c 0.6km to secondary school. Wide range of services adjacent at retail park				
<b>Overall Suitability:</b> Suitable					
<b>Availability</b>					
<b>Intention to Develop:</b> Confirmed (Cfs); pending application shows immediate in			<b>Available When:</b> Now		
<b>Ownership/Legal:</b> None			<b>Overall Availability:</b> Available		
<b>Achievability</b>					
<b>Barriers to Delivery/ Market Assessment:</b> Greenfield site in area with comparatively lower values. Initial viability testing indicates development could be economically viable, depending on appropriate mix.					
<b>Overall Achievability:</b> Achievable					
<b>Conclusion</b>					
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>
<b>Housing:</b> Gross: 221 Net: 221 (Council)		Homes (no.)	100	121	0
<b>Employment:</b> 0		Employment (sqm)	0	0	0
<b>Overall Site Conclusion:</b> Housing: Deliverable			<b>Employment:</b> n/a		
<b>Site Conclusion Summary:</b>	The site has a potential capacity of 221 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site is assumed available now given pending planning application.				


Site Information		LPA: Southend				
	Site Ref: HEA263		Size (ha): 5.84			
	Address: Land West of Fossetts Way					
	Locality: Southchurch (North)		Type: Greenfield Edge			
	Current Use: Vacant Land					
	Proposed Use(s): Residential					
	Source: Landowner					
	Context and Surrounding Uses: A vacant greenfield site which sits adjacent to Fossetts Way, a main road which provides direct access to the adjacent Fossetts Park trading estate to the south and a recreation ground to the west.					
Relevant Planning History: N/A						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 5.84 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: Yes	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None Identified			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PROW: No			
Topography: Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: Yes	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Confirmed Grade 3			
Summary of Constraints:	The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The site is confirmed as being good agricultural land, but the site is otherwise free of strategic constraints					
Summary constraint scoring: Low						
Site Suitability						
Accessibility: Good	Edge of centre location with two bus stops within c 0.3km served by bus route 61. c 1.7km to the nearest train station, but the site benefits from excellent road links and direct access to the strategic					
Local Services: Good	c 0.7km to 2x GP surgeries. C 0.5km to primary school and c 0.6km to secondary school. Wide range of services c 0.1km south at retail park					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 5-10 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Greenfield site in area with comparatively lower values. Initial viability testing indicates development could be economically viable, depending on appropriate mix.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 131 Net: 131 (Council)		Homes (no.)	0	131	0	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable		Employment: n/a				
Site Conclusion Summary:		The site has a potential capacity of 131 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.				

Site Information		LPA: Southend				
	Site Ref: HEA264		Size (ha): 18.13			
	Address: Part of Fossetts Farm Playing Fields - Jones Memorial					
	Locality: Southchurch (North)		Type: Greenfield Edge			
	Current Use: Vacant Land - Previously Agricultural					
	Proposed Use(s): Residential					
	Source: Landowner					
	Context and Surrounding Uses: A large parcel of land that sites the former Southend United training ground in the southern portion of the site, with the majority of the site currently vacant.					
Relevant Planning History: N/A						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 18.13 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: None Identified			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: None	Existing PRoW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: Yes	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Confirmed Grade 3			
Summary of Constraints:	The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The majority of the site is within the Green Belt and confirmed good agricultural land, although this is potentially excellent.					
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Good	Multiple bus stops within c 0.4km served by a multiple bus routes. Two train stations are located c 1.7km from the site, and there are excellent road links and direct access to the strategic road					
Local Services: Good	c 0.7km to 2x GP surgeries. C 0.4km to primary school and c 0.8km to secondary school. Wide range of services c 0.2km east at retail park					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Confirmed by landowner (CfS)			Available When: 5-10 years			
Ownership/Legal: None			Overall Availability: Available in Future			
Achievability						
Barriers to Delivery/ Market Assessment: Greenfield site in area with comparatively lower values. Initial viability testing indicates development could be economically viable, depending on appropriate mix.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 1461 Net: 1461 (Application)		Homes (no.)	0	1,000	461	0
Employment: 0		Employment (sqm)	0	0	0	0
Overall Site Conclusion: Housing: Developable (Subject to Policy)			Employment: n/a			
Site Conclusion Summary: The site has a potential capacity of 1,461 (as per application) and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site will be available within 5 years.						

Site Information		LPA: Southend				
	Site Ref: HEA265		Size (ha): 1.49			
	Address: Terminal Close					
	Locality: Shoeburyness		Type: Brownfield Urban			
	Current Use: Commercial					
	Proposed Use(s): Residential / Mixed Use					
	Source: Council					
	Context and Surrounding Uses: Existing employment site EA036. Industrial estate made up of 1.5 storey buildings next to Shoeburyness train station.					
Relevant Planning History: 18/00820/FUL - Change of use from B8 to D2.						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 1.49 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: Employment	Existing PRow: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: Railway			
TPOs: No	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Urban			
Summary of Constraints:		Urban brownfield site in use located adjacent to a railway station which may potentially cause noise issues. The site may also be contaminated: this requires further investigation. Site designated for employment.				
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Good	Bus stop adjacent to the site on the south west. Adjacent to train station. Road access is via a residential road that may be limited.					
Local Services: Moderate	c.700m to Primary school. c.1.5km west to Secondary school. c.800m to GP. Within 220m of parade of shops/services with a few other shops adjacent to site.					
Overall Suitability: Potentially Suitable (Existing Use Designation)						
Availability						
Intention to Develop: Unknown, but prospect for redevelopment if allocated.		Available When: 15+ years				
Ownership/Legal: Unknown, existing multiple owners		Overall Availability: Unknown				
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values and the initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.						
Overall Achievability: Marginal: Potentially Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 149 Net: 149 (100 dph)		Homes (no.)	0	0	0	149
Employment: Gross: 9685 Net: 5128		Employment (sqm)	0	0	0	5,128
Overall Site Conclusion: Housing: Developable (Subject to Policy) Employment: Developable						
Site Conclusion Summary:		The site has a potential capacity for 149 units and is located within a suitable area for housing (if allocated) or for ongoing employment use/redevelopment. Mixture of flats and houses likely. The site appears to be in multiple ownerships and would require assembly, meaning availability will fall to later periods.				

Site Information		LPA: Southend			
	Site Ref: HEA266		Size (ha):0.90		
	Address: Prince Close				
	Locality: Prittlewell		Type: Brownfield Urban		
	Current Use: Commercial				
	Proposed Use(s): Residential / Mixed Use				
	Source: Council				
	Context and Surrounding Uses: Existing employment site EA006. Mixed industrial estate north of the A127 adjacent to a Tesco Extra and residential uses.				
	Relevant Planning History: 19/01924FULM and 19/00086/FULM - Redevelopment for 12 flats and 8 houses.				
	Strategic Constraints				
	Ramsar: No		National NR: No		Flood Risk: Zone 1: 0.9 ha Zone 2: 0 ha Zone 3a: 0 ha Zone 3b: 0 ha
SPA: No		Sch. Monument: No		Excluded at No No Strategic Constraints.	
SAC: No		Anc. Woodland: No		Step 1?	
SSSI: No		Airport PSZ: No			
Local, Policy and Site Constraints					
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics		
Green Belt: No		LWS/SNCI: Yes		Minerals Policy: Sand/Gravel	
Coast Belt: No		Local Nature Res: Yes		Ground Cond: Potential	
Landscape: Low Sensitivity		Conservation Area: N/A		Waste Policy: No	
Topography Flat		Listed Building: Yes		Designated Use: Employment	
TPOs: Yes		Locally Listed: Yes		Access: Existing	
Summary of Constraints:		Urban brownfield site in use, with a small piece potentially grade I agri land. The site may also be contaminated.		Existing PRow: No	
Constraints:		Site within consultation area of safeguarded minerals but under 5ha. Site designated for employment. Locally listed building may need to be retained.		Amenity Factors: Yes	
				Agri Land: Potential Grade 1	
				Summary constraint scoring: High	
Site Suitability					
Accessibility: Moderate		Site access direct on to A127 (westbound only). Bus stop adjacent to site on A127. c.1.7km north west to airport train station.			
Local Services: Moderate		c.550m to Primary school (north of A127). C.1.3km south to Secondary schools. C.920m west to GP. Adjacent to superstore. Parade 900m west.			
		Overall Suitability: Suitable			
Availability					
Intention to Develop: Part available, part unknown.			Available When: Within 5 years		
Ownership/Legal: Yes (Partly)			Overall Availability: Available		
Achievability					
Barriers to Delivery/ Market Assessment:		Site is within an attractive market area with strong values and initial viability testing suggest development would be economically viable.			
		Overall Achievability: Achievable			
Conclusion					
Capacity (Assumption/Source):		Trajectory Years:		0-5	5-10
Housing: Gross: 43 Net: 43 (50 dph)		Homes (no.)		20	0
Employment: Gross: 5850 Net: 3188		Employment (sqm)		0	0
				10-15	0
				15+	23
					3,188
Overall Site Conclusion:		Housing: Developable (Subject to Policy)		Employment: Developable	
Site Conclusion Summary:		Half of site already has permission (20 flats/houses). The remainder of site has potential capacity for 23 units (likely mix of flats/houses) and is located within a suitable area for housing, but has unknown availability. The site appears to be in multiple ownerships and would require assembly, meaning availability will fall to later periods.			

Site Information		LPA: Southend				
	Site Ref: HEA267		Size (ha): 2.76			
	Address: Grainger Close					
	Locality: Central Southend		Type: Brownfield Urban			
	Current Use: Commercial					
	Proposed Residential / Mixed Use					
	Use(s):					
	Source: Council					
	Context and Surrounding Uses:					
	Existing employment site EA032. Industrial estate within central Southend. Surrounding uses are a mix of residential and other industrial buildings. Grainer Road cuts through the site.					
	Relevant Planning History:					
16/00134/FUL - Change of use from B8 to Sui Generis						
Strategic Constraints						
Ramsar: No	National NR: No	Flood	Zone 1: 2.76 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No	Risk:	Zone 2: 0 ha	Zone 3b: 0 ha		
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: Employment	Existing PROW: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None			
TPOs: No	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Urban			
Summary of Constraints:	Brownfield urban site in use. Located near other employment uses that could cause amenity issues. The site may also be contaminated: this requires further investigation. Site designated for employment.					
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Good	Edge of centre location. Bus stops along Sutton Rd 300m west. Southend Victoria c.350m south east. Good road access via Greyhound way and Milton Maldon Rd.					
Local Services: Good	c.520m to Primary school. C.1km to Secondary school north. Parade c.200m as well as supermarket. Retail core 300m south.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Unknown, but prospect for redevelopment if allocated.			Available When: 15+ years			
Ownership/Legal: Unknown, existing multiple owners			Overall Availability: Unknown			
Achievability						
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
Overall Achievability: Achievable						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 552 Net: 552 (200 dph)		Homes (no.)	0	0	0	552
Employment: Gross: 17940 Net: 4425		Employment (sqm)	0	0	0	4,425
Overall Site Conclusion: Housing: Developable (Subject to Policy) Employment: Developable						
Site Conclusion Summary: The site has a potential capacity for 552 units (mix of flats/houses) and is located within a suitable area for housing (if allocated) but has unknown availability. The site appears to be in multiple ownerships and would require assembly, meaning availability will fall to later periods.						

Site Information		LPA: Southend			
	Site Ref: HEA268		Size (ha): 6.13		
	Address: Campfield Road				
	Locality: Shoeburyness		Type: Brownfield Urban		
	Current Use: Commercial				
	Proposed Use(s): Residential / Mixed Use				
	Source: Council				
	Context and Surrounding Uses: Existing employment site EA003. Large scale industrial estate comprising 2.5 storey buildings with large areas of lorry parking/loading bays fronting Campfield Rd.				
Relevant Planning History: No relevant planning history					

Strategic Constraints					
Ramsar: No	National NR: No	Flood Risk:	Zone 1: 2.27 ha	Zone 3a: 0.9 ha	
SPA: No	Sch. Monument: No		Zone 2: 2.96 ha	Zone 3b: 0 ha	
SAC: No	Anc. Woodland: No	Excluded at	No Large area of site in FZ2 and part in FZ3.		
SSSI: No	Airport PSZ: No	Step 1?	Limits residential uses but does not preclude		

Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: Employment	Existing PRoW: No
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: None
TPOs: No	Locally Listed: No	Noise/AQ: None	Agri Land: Urban
Summary of Constraints:	The site may also be contaminated: this requires further investigation. Site designated for employment. Pathway runs along edge of site. Nearby other employment uses that may cause amenity issues. Part of site at risk of flooding.		
Summary constraint scoring: Medium			


Site Suitability	
Accessibility: Good	Bus stop adjacent to the site on the south west. C.400m west to train station. Good road access via Campfield Rd.
Local Services: Good	c.250m south to Primary school. C.900m to secondary school. C.300m to GP. Small supermarket 100m south. Shoeburyness centre 450m west.
Overall Suitability: Potentially Suitable (Existing Use Designation)	


Availability	
Intention to Develop: Unknown, but prospect for redevelopment if allocated.	Available When: 15+ years
Ownership/Legal: Unknown, existing multiple owners	Overall Availability: Unknown


Achievability	
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.	
Overall Achievability: Achievable	

Conclusion					
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15
Housing: Gross: 523 Net: 523 (100dph)		Homes (no.)	0	0	0
Employment: Gross: 39845 Net: 10720		Employment (sqm)	0	0	0
Overall Site Conclusion: Housing: Developable (Subject to Policy) Employment: Developable					

Site Conclusion Summary:	The site has a potential capacity for 523 units (mix of flats/houses) and is located within a suitable area for housing (if allocated) but has unknown availability. The site appears to be in multiple ownerships and would require assembly, meaning availability will fall to later periods.
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Site Information		LPA: Southend				
	<b>Site Ref:</b> HEA269		<b>Size (ha):</b> 0.54			
	<b>Address:</b> Central Station, Clifftown Road					
	<b>Locality:</b> Central Southend		<b>Type:</b> Brownfield Urban			
	<b>Current Use:</b> Commercial / Car Park / Train Station					
	<b>Proposed Use(s):</b> Residential / Mixed Use					
	<b>Source:</b> Promoted Site					
	<b>Context and Surrounding Uses:</b> Existing employment site EA016. Car park and garage adjacent to Southend railway line. The site also includes Central Station south access building.					
<b>Relevant Planning History:</b> No relevant planning history						
Strategic Constraints						
<b>Ramsar:</b> No	<b>National NR:</b> No	<b>Flood Risk:</b> Zone 1: 0.54 ha	<b>Zone 3a:</b> 0 ha			
<b>SPA:</b> No	<b>Sch. Monument:</b> No	<b>Risk:</b> Zone 2: 0 ha	<b>Zone 3b:</b> 0 ha			
<b>SAC:</b> No	<b>Anc. Woodland:</b> No	<b>Excluded at</b> No No Strategic Constraints.				
<b>SSSI:</b> No	<b>Airport PSZ:</b> No	<b>Step 1?</b>				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
<b>Green Belt:</b> No	<b>LWS/SNCI:</b> No	<b>Minerals Policy:</b> No	<b>Ground Cond:</b> Potential			
<b>Coast Belt:</b> No	<b>Local Nature Res:</b> No	<b>Waste Policy:</b> No	<b>Access:</b> Existing			
<b>Landscape:</b> Low Sensitivity	<b>Conservation Area:</b> Adjacent	<b>Designated Use:</b> SCAAP	<b>Existing PRow:</b> No			
<b>Topography:</b> Flat	<b>Listed Building:</b> No	<b>Major Hazard:</b> No	<b>Amenity Factors:</b> Railway			
<b>TPOs:</b> No	<b>Locally Listed:</b> Yes	<b>Noise/AQ:</b> Adjacent Use	<b>Agri Land:</b> Urban			
<b>Summary of Constraints:</b>	The site is located adjacent to a railway station which may potentially cause noise issues. The site may also be contaminated: this requires further investigation. Limited road access. Loss of car park would need to be justified. Station building is locally listed & adjacent to conservation area.					
<b>Summary constraint scoring:</b> Medium						
Site Suitability						
<b>Accessibility:</b> Good	Central location adjacent to bus stops and Southend Central station. Road access is more limited given central road network.					
<b>Local Services:</b> Moderate	c.575m north west to Primary School. 2.4km to Secondary School. c. 375m to GPs. Central area with full provision of services and retail.					
<b>Overall Suitability:</b> Suitable						
Availability						
<b>Intention to Develop:</b> Unknown, but prospect for redevelopment if allocated.			<b>Available When:</b> 15+ years			
<b>Ownership/Legal:</b> Unknown, existing multiple owners			<b>Overall Availability:</b> Unknown			
Achievability						
<b>Barriers to Delivery/ Market Assessment:</b> Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.						
<b>Overall Achievability:</b> Achievable						
Conclusion						
<b>Capacity (Assumption/Source):</b>		<b>Trajectory Years:</b>	<b>0-5</b>	<b>5-10</b>	<b>10-15</b>	<b>15+</b>
<b>Housing:</b> Gross: 200 Net: 200 (Promoted Site)		Homes (no.)	0	0	0	200
<b>Employment:</b> Gross: 1800 Net: c.1500 (Promoted Site)		Employment (sqm)	0	0	0	1,500
<b>Overall Site Conclusion:</b> Housing: Developable Employment: Developable						
<b>Site Conclusion Summary:</b>	The site has a potential capacity for upto 200 units (likely flats) & commercial and is located within a suitable area for housing (if allocated) but has unknown availability. Any redevelopment would need to be subject to reprovision of station facilities and justify loss of car parking. Locally listed station would need to be retained.					

Site Information		LPA: Southend				
	Site Ref: HEA006		Size (ha):0.30			
	Address: Central House					
	Locality: Central Southend		Type: Brownfield Urban			
	Current Use: Office/retail building with car park					
	Proposed Residential / Mixed Use					
	Use(s):					
	Source: Promoted Site					
	Context and Surrounding Uses:					
	6 storey building with retail at ground floor fronting the Highstreet. Office above with multi storey car park to rear. Adjacent to Central Station.					
	Relevant Planning History:					
16/01531/PA3COU - Change of use from B1a to 9 flats (implemented)						
Strategic Constraints						
Ramsar: No	National NR: No	Flood Risk: Zone 1: 0.3 ha	Zone 3a: 0 ha			
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha			
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.				
SSSI: No	Airport PSZ: No	Step 1?				
Local, Policy and Site Constraints						
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential			
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing			
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: Primary SF	Existing PRow: No			
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: Railway			
TPOs: No	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Urban			
Summary of Constraints:	The site is located adjacent to railway station with potential noise issues. The site may be contaminated: this requires further investigation. Site also located in primary & secondary shopping frontage. Retail element would need to be reprovided. Limited road access. Some existing residential use.					
Summary constraint scoring: Medium						
Site Suitability						
Accessibility: Good	Central location adjacent to bus stops and Southend Central station. Road access is more limited given central road network and Highstreet.					
Local Services: Moderate	c.600m north west to Primary School. 2.4km to Secondary School. c. 375m to GPs. Central area with full provision of services and retail.					
Overall Suitability: Suitable						
Availability						
Intention to Develop: Unknown, but prospect for redevelopment if allocated.			Available When: 15+ years			
Ownership/Legal: Unknown			Overall Availability: Unknown			
Achievability						
Barriers to Delivery/ Market Assessment:	Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.					
Overall Achievability: Unknown: Potential Achievability						
Conclusion						
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+
Housing: Gross: 170 Net: 170 (Promoted Site)		Homes (no.)	0	0	0	170
Employment: Gross: 700 Net: -1800 (Promoted Site)		Employment (sqm)	0	0	0	-1,800
Overall Site Conclusion: Housing: Developable		Employment: Developable				
Site Conclusion Summary:	The site has a potential capacity for upto 170 units (likely flats) & commerical/retail and is located within a suitable area for housing (if allocated) but has unknown availability given it is in multiple use. Prominent town centre location on primary shopping frontage and therefore an active frontage would need to be re-provided.					

Site Information		LPA: Southend			
	Site Ref: HEA013		Size (ha): 10.69		
	Address: Vanguard Way				
	Locality: Shoeburyness		Type: Brownfield Urban		
	Current Use: Commercial				
	Proposed Use(s): Residential / Mixed Use				
	Source: Council				
	Context and Surrounding Uses: Existing employment site EA014. Mix of industrial builds of various sizes, c.2.5 storey buildings, with loading bays.				
Relevant Planning History: Various previous applications related to industrial use.					


Strategic Constraints					
Ramsar: No	National NR: No	Flood Risk: Zone 1: 10.69 ha	Zone 3a: 0 ha		
SPA: No	Sch. Monument: No	Zone 2: 0 ha	Zone 3b: 0 ha		
SAC: No	Anc. Woodland: No	Excluded at No No Strategic Constraints.			
SSSI: No	Airport PSZ: No	Step 1?			

Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: Employment	Existing PROW: Yes
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: Railway
TPOs: No	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Urban
Summary of Constraints:	Brownfield site currently in use. No fundamental constraints. Adjacent to railway line which may potentially cause noise issues. The site may also be contaminated and is desingated for emplomymnt. PROW also through site.		
Summary constraint scoring: Medium			

Site Suitability	
Accessibility: Good	Bus stop within 400m of site to north. C.400m south to train station. Good road access via Vanguard Way.
Local Services: Moderate	c.600m to Primary Schools north. C.1.2km to Secondary School. C.770m to GP. 700m to nearest supermarket. 400m to small parade.
Overall Suitability: Potentially Suitable (Existing Use Designation)	

Availability	
Intention to Develop: Unknown, but prospect for redevelopment if allocated.	Available When: 15+ years
Ownership/Legal: Unknown, existing multiple owners	Overall Availability: Unknown
Achievability	
Barriers to Delivery/ Market Assessment:	Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.
Overall Achievability: Achievable	

Conclusion					
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15
Housing: Gross: 1,069 Net: 1,069 (100dph)		Homes (no.)	0	0	0
Employment: Gross: 69479 Net: 342149		Employment (sqm)	0	0	0
Overall Site Conclusion: Housing: Developable (Subject to Policy)		Employment: Developable			
Site Conclusion Summary:	The site has a potential capacity for upto 1069 units (likely flats) & commerical and is located within a suitable area for housing (if allocated) but has unknown availability. The site appears to be in multiple ownerships and would require assembly, meaning availability will fall to later periods.				

Site Information		LPA: Southend					
	Site Ref: HEA014		Size (ha): 7.25				
	Address: Towerfield Road						
	Locality: Shoeburyness		Type: Brownfield Urban				
	Current Use: Commercial						
	Proposed Use(s): Residential / Mixed Use						
	Source: Council						
	Context and Surrounding Uses: Existing employment site EA013. Generally small/medium industrial/office units of 2.5 storeys.						
	Relevant Planning History: Various previous applications related to industrial use; including:  21/00147/FUL - Demolish existing building and erect B8 warehouse.						
	Strategic Constraints						
	Ramsar: No	National NR: No	Flood Risk: Zone 1: 2.52 ha	Zone 3a: 3.7 ha			
SPA: No	Sch. Monument: No	Zone 2: 4.73 ha	Zone 3b: 0 ha				
SAC: No	Anc. Woodland: No	Excluded at No Large area of site in FZ2 and part in FZ3.					
SSSI: No	Airport PSZ: No	Step 1? Limits residential uses but does not preclude					
Local, Policy and Site Constraints							
Landscape, Ecology and Heritage Constraints				Policy and Site Suitability Characteristics			
Green Belt: No	LWS/SNCI: No	Minerals Policy: No	Ground Cond: Potential				
Coast Belt: No	Local Nature Res: No	Waste Policy: No	Access: Existing				
Landscape: Low Sensitivity	Conservation Area: N/A	Designated Use: Employment	Existing PROW: Yes				
Topography Flat	Listed Building: No	Major Hazard: No	Amenity Factors: Railway				
TPOs: No	Locally Listed: No	Noise/AQ: Adjacent Use	Agri Land: Urban				
Summary of Constraints:	Brownfield site currently in use. No fundamental constraints. Adjacent to railway line which may potentially cause noise issues. The site may also be contaminated and is desingated for emplomymnt. Large area of site at risk of flooding. PROW also through site.						
Summary constraint scoring: High							
Site Suitability							
Accessibility: Good	Bus stops within 200m of site to west. C.750m east to train station. Good road access via Towerfield Road.						
Local Services: Good	c.550m to Primary School west. C.700m to Secondary School. Adjacnet GP. 300m from supermarket and small parade.						
Overall Suitability: Potentially Suitable (Existing Use Designation)							
Availability							
Intention to Develop: Unknown, but prospect for redevelopment if allocated.			Available When: 15+ years				
Ownership/Legal: Unknown, existing multiple owners			Overall Availability: Unknown				
Achievability							
Barriers to Delivery/ Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.							
Overall Achievability: Achievable							
Conclusion							
Capacity (Assumption/Source):		Trajectory Years:	0-5	5-10	10-15	15+	
Housing: Gross: 355Net: 355 (100dph)		Homes (no.)	0	0	0	355	
Employment: Gross: 47096Net: 19219		Employment (sqm)	0	0	0	19,219	
Overall Site Conclusion: Housing: Developable (Subject to Policy) Employment: Developable							
Site Conclusion Summary:	The site has a potential capacity for upto 355 units (likely flats) & commerical and is located within a suitable area for housing (if allocated) on areas outside FZ3 but has unknown availability. The site appears to be in multiple ownerships and would require assembly, meaning availability will fall to later periods.						