



Strategic Environmental Assessment (SEA) and Sustainability Appraisal

Accompanying the Regulation 19 Submission Version of the Castle Point Plan

Detailed Assessment of Green Belt Development Option Sites

July 2026



Contents

Overview	4
GB1 – West of Canvey Road, Canvey.....	5
GB2 – East of Canvey Road, Canvey	9
GB3 – South of Charfleets, Canvey	13
GB4 – Land off Glebelands, Benfleet.....	17
GB5- West of Benfleet (Jotmans), Benfleet	21
GB6 – Land between Felstead Road and Catherine Road, Benfleet	25
GB8a and GB8b – South of Hadleigh, Hadleigh	29
GB9 – Oak Tree Farm, Poors Lane, Hadleigh.....	33
GB 10 – South-East of Daws Heath, Daws Heath	37
GB11 – South-West of Daws Heath, Daws Heath.....	41
GB12 – The Chase, Thundersley.....	45
GB13 – East of Rayleigh Road, Thundersley.....	49
GB14 – Land South of Daws Heath Road, Thundersley.....	53

GB15 – Land North of Grasmere Road, Thundersley	57
GB16 – North West Thundersley, Thundersley	61
N3 – East of Manor Trading Estate, Church Road, Benfleet.....	65
GB17 – Land South of Grange, Thundersley.....	69
GB18 – Land adjacent to Summerhill, Goldfinch Lane, Thundersley	76
GB19 – Land north east of Chesterfield Avenue and Downer Road North, Benfleet	83
GB20 – Land to East of St Michael’s Road, Daws Heath	93
GB21 – Hilltop Farm, Hilltop Avenue, Benfleet.....	107
GB22 – Land adjacent 230 Vicarage Hill and Land to the rear, Vicarage Hill and Essex Way, Thundersley	117
GB23 – Land to the Rear of 329 Benfleet Road, Thundersley.....	124
GB24 – 231 Benfleet Road, Thundersley	131
GB25 – Land to the rear of Beaucroft Sunray, Bassenthwaite Road, Benfleet	138
GB26 – N/a, Benfleet	142
GB27 – Land adjacent 298 Church Road, Benfleet	146
GB28 – 170 Bramble Road, Daws Heath.....	150

GB29 – Ragwod Riding Centre, Daws Heath Road, Daws Heath	154
GB30 – Land off Netherfield, Thundersley	158
GB31 – Glyders Meadow, Benfleet	162
GB32 – Land South of Fleet Roundabout, Roscommon Way, Canvey	166
GB33 – Land West of Kingsley Lane, Thundersley	170
GB34 – Grandview Stables, Grandview Road, Thundersley	174

Overview

The published Sustainability Appraisal (SA) currently presents the assessment of sites on an objective by objective basis [[1.18](#), pages 67 to 1045]. To enable an easier understanding of individual Green Belt sites across all objectives in the SA, this report has been prepared to consolidate information currently spread throughout the SA on a per site basis. The information contained in this report has not changed from that previously published in July 2025, it simply shows it in an alternative format.

GB1 – West of Canvey Road, Canvey

Site ID: 40505 (GB1)	Town: Canvey	New Ward: Canvey Island Central and Canvey Island Winter Gardens	
Site Name: West of Canvey Road		Old Ward: Canvey Island West	
	Current Use: Predominantly vacant greenfield. Possibly grazed on sections. Does not appear to be arable. Mixed Use - C3 (Residential), B8 (Container and Storage), Sui Generis (Recycling, Reclamation and Disposal; Kennels and Catteries; Poultry Farming, Equipment and Supplies; Second hand Vehicles; Bus Stops) and Other (Footbridges)	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	West Canvey Marshes Local Wildlife Site across most of site. Priority Habitats (Protected by 2006 NERC Act) on site: Coastal & Floodplain Grazing Marsh, No main habitat but additional habitats present. Further Priority Habitats within 100m: Coastal & Floodplain Grazing Marsh, Deciduous woodland. Water vole amber risk class zone - culverts will be restricted by NE. Possible Mitigation: Protect habitats and increase ecological network connectivity on and off-site.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location >50% of boundary contiguous with the urban edge. Tree Protection Order on site - would need to be retained in any layout with appropriate rpa. Site is within the Essex historic landscape area (50% or more). Landscape Sensitivity assessed as 'Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	0/-	
	3.4 Historic Natural Landscape	--	

4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the majority of the site does not appear to be in arable use, its long-term loss to potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	Green Belt site. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB1 that meets green belt purposes to a 'Moderate' extent according to DAC Planning evidence. Within Canvey Island Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Recommended by GB consultants for further consideration and classed as Grey Belt by being less than strong for purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Adjacent to Dutch Cottage Museum - negative impacts upon setting. Less than 500m from a scheduled monument. Within Archaeological Consultation Zone and Historic Landscape Area.
	6.2 Distance to listed buildings	--	
	6.3 Scheduled monuments	-	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	+	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site contains more than 80% Flood zone 2 or a minimum of 10% of Flood Zone 3a / 3b
	8.2 Tidal and Fluvial flooding	--	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by traffic noise at > 70dba. Any proposal on this site should be accompanied with a Noise Impact Assessment, and be designed to reduce the levels of noise occupiers are likely to experience. The site is within 250m of waste
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	-	
	9.3 Noise	--	

			management facilities: Asbestos Collection Services.
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	-	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Site is within 400m of convenience shopping. Multiple outlets within 800m Lidl UK GmbH,"W M Morrisons Plc","The Co-operative","Morrisons Daily","M & S Simply Food", Londis}. Further than 800m from both PO and pub. Minor overlap with open space.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. Due to its size and location, any development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use.
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Further than 800m walking distance from GP, Pharmacy, Dentist, but close to Island Gym. Fails Natural England ANGSt standards. Potential mitigation may be to provide lacking facilities on site.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	++	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+ /?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from
	15.2 Utilities: Gas Infrastructure	?	

			2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
16) To improve the education and skills of the population	16.1 Primary Schools places	++	Beyond 800m walking distance from primary and secondary schools. More significant capacity in South (Canvey) Primary School Planning Group and some capacity in South (Canvey) Secondary School Planning Group.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	0/?	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	++	Employment opportunities are in close proximity. Due to its size and being adjacent to a retail area, there is potential scope to provide an increase of employment uses on the site, in the event of it being developed and subject to environmental constraints.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	+ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: West Canvey Marshes Local Wildlife Site covers most of the site. Priority Habitats (Protected under 2006 NERC Act) on site: Coastal & Floodplain Grazing Marsh plus 'No main habitat but additional habitats present' category. Flood zone 3a. Streams fully traverse the site: Water vole amber risk class zone – NE culvert restrictions Water bodies, priority habitats and listed building on-site are all significant constraints to development. Adjacent to Dutch Cottage Museum (Grade 2 listed) - negative impacts upon setting. Within Historic Landscape Area and Flood Zone 3a. Relatively poor accessibility: Beyond walking distance to primary and secondary schools, as well as basic health services (e.g. GP, Dentist, Pharmacy). Agricultural Land Quality Grade 3: Although the majority of the site does not appear to be in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Within Canvey Island Locally Important Strategic Green Belt Area. Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3)			

GB2 – East of Canvey Road, Canvey

Site ID: 40504 (GB2)	Town: Canvey	New Ward: Canvey Island Winter Gardens	
Site Name: East of Canvey Road		Old Ward: Canvey Island West	
	Current Use: Greenfield Site	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority Habitats On site: Deciduous Woodland, Coastal & Floodplain Grazing Marsh. Within 100m: Coastal & Floodplain Grazing Marsh LWS within 100m Possible Mitigation: Protect habitats and increase ecological network connectivity on and off-site.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	-/?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	+	Green Belt Rural location 25-50% Contiguous with urban edge Potential Essex Historic Landscape Area impacts. Landscape Sensitivity assessed as 'High-Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	-	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss for potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to DAC Planning evidence. Within Canvey Island Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration and smaller
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	-/?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	

			area classed as Grey Belt by being less than strong for purposes A and B).
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Scheduled Monument on site - would be difficult to mitigate impact. Within Archaeological Consultation Zone and partially within Historic Landscape Area.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	--	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site contains more than 80% Flood zone 2 or a minimum of 10% of Flood Zone 3a / 3b
	8.2 Tidal and Fluvial flooding	--	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by traffic noise at > 70dba. Any proposal on this site should be accompanied with a Noise Impact Assessment, and be designed to reduce the levels of noise occupiers are likely to experience.
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	--	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair/Good Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0/+	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets within 800m {"Lidl UK GmbH", The Co-operative"}{Nisa, Londis} Further than 800m from both PO and pub. Approx. half the site is defined open space.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	--	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. The site hosts a community use currently - Sport and Fitness Coaching. Due to its size, any development of the site could include a retained community use facility.
	12.2 Community Use	+ /?	

13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Third Avenue Health Centre, Canvey Village Surgery, Boots Pharmacy and Island Gym within 800m.
	13.2 Proximity to GP Surgery	+	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	+	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	+	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	++	Northwick Park Infant and Nursery School within 400m. The Cornelius Vermuyden School within 800m. More significant capacity in South (Canvey) Primary School Planning Group and some capacity in South (Canvey) Secondary School Planning Group.
	16.2 Proximity to Primary school	++	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	+	
	16.5 Early Years Education Provision Availability	0	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	++	Site is within 250m of a designated employment site. In the event of it being developed and subject to environmental constraints, there is scope to provide an increase of employment uses on the site due to its size. However any scheme would need to be mindful of impacts upon residential neighbours to the south.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	+ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	

	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	+	The site is within 1km of Canvey Recycling Centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+/-0	Ultrafast and Superfast broadband surrounds the site but is not currently within it.
Conclusion: Approx. half the site is defined open space. This may inhibit the ability to develop the site whilst maintaining the integrity of the current open space network, in addition to potentially needing to meet additional needs of new residents. Priority Habitats On site (Protected under 2006 NERC Act): Deciduous Woodland, Coastal & Floodplain Grazing Marsh. Flood Zone 3a. Scheduled Monument on site - would be difficult to mitigate impact. Historic Landscape Area. Water bodies, Priority Habitats and Scheduled Ancient Monument on-site are all significant constraints to development. Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Relatively poor accessibility. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent.. Within Canvey Island Locally Important Strategic Green Belt Area. Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3)			

GB3 – South of Charfleets, Canvey

Site ID: 40506 (GB3)	Town: Canvey	New Ward: Canvey Island Central	
Site Name: South of Charfleets		Old Ward: Canvey Island West	
	Current Use: Vacant greenfield site Mixed Use - E (Security Consultants) and Other (Stables; Bridges; Greenfield)	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Canvey Village Marsh LWS across most of site - serious impacts would be unavoidable if developed. Priority habitats (deciduous woodland) on-site but only along north boundary, so could be incorporated into a layout without compromising the site's ability to come forward for development.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	+	Green Belt Rural location 25-50% Contiguous with urban edge. Landscape Sensitivity assessed as 'Medium-Low' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land quality grade 4. Not safeguarded for minerals, no identified contamination issues.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	+	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB3 that meets green belt purposes to a 'Moderate' extent according to DAC. Within Canvey Island Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Recommended sub-area for further consideration and classed as Grey Belt by being less than strong for purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	- /?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	

6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within Archaeological Consultation Zone.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0	Best use of land would be south-west facing
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site contains more than 80% Flood zone 2 or a minimum of 10% of Flood Zone 3a / 3b
	8.2 Tidal and Fluvial flooding	--	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	The site is within 250m of waste management facilities: NIRRO.
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	-	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	-	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	The Co-operative, Londis and the Lobster Smack pub all within 800m. Remote from PO.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. Due to its size and location, any development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use.
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Within 800m of Canvey Village Surgery and Britannia Pharmacy. Beyond 800m walking

	13.2 Proximity to GP Surgery	+	distance to dentist and leisure centre/gym. Fails Natural England ANGSt standards.
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	+	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	++	Poor proximity to primary and secondary schools, both beyond 800m walking distance. Schools. More significant capacity in South (Canvey) Primary School Planning Group and some capacity in South (Canvey) Secondary School Planning Group.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	0/?	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	++	In the event of it being developed and subject to environmental constraints it is notable that the site is adjacent to, and a natural extension of, the Thamsview 130 Business Park.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	++ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre

20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+/-0	Ultrafast and Superfast broadband surrounds the site but is not currently within it.
Conclusion: Canvey Village Marsh Local Wildlife Site covers most of the site. Flood Zone 3a Relatively poor accessibility, beyond walking distance from a primary and secondary schools. Priority habitats (deciduous woodland) on-site but only along north boundary, so could be incorporated into a layout without compromising the site's ability to come forward for development. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB3 that meets green belt purposes to a 'Moderate' extent. Within Canvey Island Locally Important Strategic Green Belt Area. Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3).			

GB4 – Land off Glebelands, Benfleet

Site ID: 40168 (GB4)	Town: Benfleet	New Ward: St George's	
Site Name: Land off Glebelands		Old Ward: St George's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist), Other	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Site is partly in an area defined in the draft LNRS (less than 50% within). Deciduous woodland priority habitats at NW corner.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	-/?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	-	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	+	Green Belt Rural location 25-50% Contiguous with urban edge. Landscape Sensitivity assessed as 'Medium-Low' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its's long-term loss for potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	Greenfield site, 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB4 that meets green belt purposes to a 'Moderate' extent according to DAC. DAC Planning's 2025 Green Belt Assessment: Recommended sub-area for further consideration and classed as Grey Belt by being less than strong for purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	-/?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	-	

6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	No identified heritage constraints
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0	Good scope to face buildings south on the northern part of the land
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk. SFRA 2025 identifies risk from groundwater 'Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface).'
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by traffic noise at > 70dba. Also in an area where (Hadleigh) where there have been complaints about aircraft noise
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	--	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Good bus access Moderate accessibility zone.
	10.2 Bus Stops	+	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	The Co-operative, Aldi, Tesco Express, Nisa and PO and pub all within 800m walking distance. Open space overlap
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area. The site does not host a community use currently. Due to its size, a development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use.
	12.2 Community Use	+ /?	

13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	-	GP Dr Khan & Partners within 400m. Pharmacy and Dentist within 800m.
	13.2 Proximity to GP Surgery	++	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	+	
	13.6 Proximity to Dentists	+	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Woodham Ley County Junior School within 800m but secondary school beyond 800m walking distance. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	+	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Site is beyond 800m from a designated employment site The site does not currently host employment uses and/or land. In the event of it being developed and subject to environmental constraints, there is scope to provide an increase of employment uses on the site due to its size.
	17.2 - Submitted for Employment?	0/?	
	17.3 - Potential Loss or Gain of Employment Land	+/?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	

19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Relatively few clear ecological constraints. Deciduous woodland priority habitats at NW corner. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB4 that meets green belt purposes to a 'Moderate' extent. Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3)			

GB5- West of Benfleet (Jotmans), Benfleet

Site ID: 40496 (GB5)	Town: Benfleet	New Ward: Tarpots and St Mary's	
Site Name: West of Benfleet (Jotmans)		Old Ward: St Mary's	
	Current Use: Largely Vacant Greenfield site Mixed Use - C3 (Residential), E (Building Contractors; Design Services), Sui Generis (Telecommunications Features) and Other (Caravan; Reservoirs; Allotments)	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	On-site deciduous woodland at north end and along west boundary restricts developable area but could serve as mitigation from highway noise and be incorporated within a layout.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	- ?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Tree Protection Orders on site would need to be retained in any layout and appropriate rps respected. Landscape Sensitivity assessed as 'Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its's long-term loss for potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB5 that meets green belt
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	- ?	

	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	purposes to a 'Moderate' extent according to DAC. Not defined as a Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Recommended sub-area for further consideration and classed as Grey Belt by being less than strong for purposes A and B).
	5.4 Locally Important Strategic Green Belt Area	-	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	No heritage constraints
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (1 to 50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	-	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 70dba. Any proposal on this site should be accompanied with a Noise Impact Assessment, and be designed to reduce the levels of noise occupiers are likely to experience.
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	--	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Good bus access Moderate accessibility zone.
	10.2 Bus Stops	+	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Nisa shop within 400m. Remote from PO or pub. Small overlap with open space on NE side (Arthur Stevens field) - would need protecting/enhancing within layout..
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	

12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. Due to its size, a development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use.
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Poorly served for health related facilities and services and beyond 800m walking distance from all. Fail Natural England ANGSt standards.. Mitigation: May be scope to provide on site.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+ /?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	Reservoir on small portion of site. Would need considering within layout.
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	No schools in 800m walking distance proximity. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Site is beyond 800m of a designated employment site. In the event of it being developed and subject to environmental constraints, there is scope for mixed uses on the site due to its size.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	+ /?	
	18.1 - Town Centre Location	?	

18) To maintain and enhance the vitality and viability of town and retail centres	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0/-	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband adjacent the site but is not currently within it.
Conclusion: Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. On-site deciduous woodland at north end and along west boundary restricts developable area but could serve as mitigation from highway noise and be incorporated within a layout. Poor proximity to primary/secondary schools and health related facilities/ services - The site is beyond the 800m walking distance from all. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB5 that meets green belt purposes to a 'Moderate' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate' extent. Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3)			

GB6 – Land between Felstead Road and Catherine Road, Benfleet

Site ID: 40497 (GB6)	Town: Benfleet	New Ward: Tarpots and Appleton	
Site Name: Land between Felstead Road and Catherine Road	Current Use: Mixed Use - C3 (Residential), E (Plumbing and Heating Services; Civil Engineers; Bouncy Castles and Inflatables Hire), F1 (First, Primary and Infant Schools), Sui Generis (Vehicle Hire and Rental; Bus Stop) and Other (Caravan; Electrical Features; Letter Boxes)	Old Ward: Boyce	
		Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Ancient woodland on site (not on CPBC mapping) - north east section does not appear developable for this reason. Approximately 2/3 of site covered by Priority Habitats (Deciduous woodland and mixed habitats). - difficult to develop without significant harm.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: SuDS to address risk of run-off.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Multiple separate Tree Protection Orders, collectively covering approximately half the site. Severely limit developability. Landscape Sensitivity assessed as 'Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	+	
4)To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	No issues identified. Urban land, not safeguarded for minerals, no identified contamination issues.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	++	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB6 that meets green belt
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	- /?	

	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	purposes to a 'Moderate' extent according to DAC. Within Central Corridor Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Recommended sub-area for further consideration and classed as Grey Belt by being less than strong for purposes A and B).
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	No heritage constraints
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	+	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	+	Beyond 800m walking distance of train station. Very good/good bus access. High accessibility zone
	10.2 Bus Stops	++/+	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Convenience shopping within 400m. The Co-operative, Lacey's, Premier Stores, New Hopes Green PO and The Bread & Cheese Pub are all within 10 minutes walk (800m). Overlaps with school playing field.
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	--	

12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area. The site hosts a community use currently - Primary School. Due to its size and location, any development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use. Any development should seek the retention of or an increase in community use on the site.
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Beyond 800m walking distance from GP, but Benfleet Dental Studio within 400m. Benfleet Pharmacy and Bodycare Personal fitness Club within 800m.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	+	
	13.6 Proximity to Dentists	++	
	13.7 Proximity to Leisure Centre	+	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP).
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Good proximity to primary schools, Holy Family Catholic Primary School, Benfleet and Kents Hill Infant Academy both within walking distance. No secondary schools in close proximity. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	++	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by	17.1 Proximity to employment area	-	Site is beyond 800m of a designated employment site. In the event of it being
	17.2 - Submitted for Employment?	N/a	

improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.3 - Potential Loss or Gain of Employment Land	+ /?	developed and subject to environmental constraints, there is scope for mixed uses on the site due to its size, although the location is a more residential area.
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Multiple separate Tree Protection Orders, collectively covering approximately half the site and potentially severely limiting developability. Ancient woodland on site - north east section does not appear developable for this reason. Approximately 2/3 of site covered by Priority Habitats (Protected under 2006 NERC Act): Deciduous woodland and mixed habitats - difficult to develop without significant harm. Beyond 800m walking distance from GP. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB6 that meets green belt purposes to a 'Moderate' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3).			

GB8a and GB8b – South of Hadleigh, Hadleigh

Site ID: 40503 (GB8a & GB8a)	Town: Hadleigh	New Ward: Hadleigh St James	
Site Name: South of Hadleigh		Old Ward: St James	
	Current Use: Mixed Use - C3 (Residential), E (Cafes, Snack Bars and Tea Rooms), F1 (Training Providers and Centres; Religious Organisations), Sui Generis (Parking; Gas Features; Horticultural Attractions) and Other (Archaeological Sites; Electrical Features; Greenfield)	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Adjacent Local Wildlife Sites to south and marginally on site - This could be reduced to a negative by slightly altering the site boundary. Three small sections of deciduous woodland priority habitat on site that could be mitigated by sensitive incorporation in to a layout. Extensive priority habitat off site to west (lowland meadows and grassland) and south west (reeds, coastal floodplain and grazing marsh).
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	- / ?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Tree Protection Order on site would need to be retained in any layout with appropriate rpa. Site is within the Essex historic landscape area (50% or more). Landscape Sensitivity assessed 'High' (GB8a) and 'Medium' (GB8b) in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the	4.1 Contaminated land	0	Small area of grade 3 agricultural land. Minerals Safeguarding Area (More than 50% of site). Loss could not be mitigated
	4.2 Mineral safeguarding area	--	
	4.3 Agricultural land quality	0	

loss of agricultural land, whilst reducing land contamination			
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to DAC. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not classed as Grey Belt by GB consultants .
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	-	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	-	Scheduled Ancient Monument on site Within a Conservation Area Historic Landscape Area and Archaeological Consultation Zone. Site is within 100m of Conservation Area.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	--	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 70dba. Any proposal on this site should be accompanied with a Noise Impact Assessment, and be designed to reduce the levels of noise occupiers are likely to experience. Also in an area where (Hadleigh) where there have been complaints about aircraft noise
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	--	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	0	Beyond 800m walking distance of train station. Very good bus access. Good accessibility zone
	10.2 Bus Stops	++	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	+ /?	

11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Convenience shopping within 400m. Lidl, Morrisons, Ideal Hydro, Hadleigh News & Wine, Hadleigh PO and Fatty's Bar are all within 10 minutes walk (800m). Very marginal overlap with open space to west.
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. The site hosts a community use currently - Training Providers and Religious Organisations. Due to its size and location, any development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use. Any development should seek the retention of or an increase in community use on the site.
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Comparatively well served for health facilities, with GP, dentist, pharmacy and Milo Fitness all within 800m walking distance.
	13.2 Proximity to GP Surgery	+	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	+	
	13.6 Proximity to Dentists	+	
	13.7 Proximity to Leisure Centre	+	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Hadleigh Junior School, Hadleigh Junior School, Hadleigh Infant and Nursery School and the King John Secondary School all
	16.2 Proximity to Primary school	+	
	16.3. Secondary schools places	+	

	16.4 Proximity to Secondary school	+	within 400-800m walking distance. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	Remote (More than 2km category) from designated employment area. If it were to be developed, and subject to environmental constraints, it would appear to have scope for some employment as part of the mix.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	+ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0/-	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Scheduled Ancient Monument on site - potential serious impacts upon setting. Historic Landscape Area. Minerals Safeguarding Area (More than 50% of site) - Loss could not be mitigated. Adjacent Local Wildlife Sites to south. Three small sections of deciduous woodland priority habitat on site that could be mitigated by sensitive incorporation in to a layout. Extensive priority habitat off site to west (Protected under 2006 NERC Act) Lowland meadows and grassland, reeds, coastal floodplain and grazing marsh. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.			

GB9 – Oak Tree Farm, Poors Lane, Hadleigh

Site ID: 40107 (GB9)	Town: Hadleigh	New Ward: St Michael's	
Site Name: Oak Tree Farm, Poors Lane		Old Ward: Victoria	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	--	Priority habitat (Deciduous woodland) across southern third of site and 50% of all site boundary. This is contiguous habitat to the Great Wood SSSI which is in close proximity. Ancient woodland within 50m. LoWS within 100m of the site - Poors Lane and Coxall Wood
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	-- /?	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	TPO(s) on site Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area. Landscape Sensitivity assessed as 'Medium-Low' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss for potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to DAC. Within Daws Heath Ring Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	

6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Historic Landscape Area.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk. SFRA 2025 identifies risk from groundwater 'Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface).'
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	In an area where (Hadleigh) where there have been complaints about aircraft noise
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+ /?	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	0	Beyond 800m walking distance of train station. Poor bus access. Good accessibility zone
	10.2 Bus Stops	-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote - No convenience food shop, PO or pub within 800m
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?		
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area. The site does not host a community use currently and has not been submitted for a community use facility.
	12.2 Community Use	0	

13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	No schools in 800m walking distance proximity. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not submitted to include employment and not within walking distance of an employment area.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	

19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Priority habitat (Deciduous woodland) across southern third of site and 50% of all site boundary. This is contiguous habitat to the Great Wood SSSI which is in close proximity. Historic Landscape Area. Poorly located for schools (Primary and secondary), convenience food shops, PO, pubs, health related facilities and services - beyond 800m walking distance from all. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Daws Heath Ring Locally Important Strategic Green Belt Area. Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3).			

GB 10 – South-East of Daws Heath, Daws Heath

Site ID: 40500 (GB10)	Town: Daws Heath	New Ward: St Michael's	
Site Name: South-East of Daws Heath		Old Ward: Victoria	
	Current Use: Greenfield paddocks. Mixed Use - C3 (Residential), E (Property Development Services) and Other (Greenfield)	Proposed Use:	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	--	Dodds Grove SSSI at boundary. Ancient deciduous woodland at boundary, with 15m buffer on site. Local Wildlife Sites at north and south boundary and marginally on site (Coxall Wood) - - This could be reduced to a negative by slightly altering the site boundary.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Tree Protection Order on site - would need to be retained in any layout with appropriate rpa. Site is within the Essex historic landscape area (50% or more). Landscape Sensitivity assessed as 'Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Minerals Safeguarding Area (<50% coverage), Agricultural Land Quality Grade 3. Losses could not be mitigated
	4.2 Mineral safeguarding area	-	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to DAC Planning evidence. Within Daws Heath Ring Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	

	5.4 Locally Important Strategic Green Belt Area	--	2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent. Not recommended by GB consultants DAC Planning for further consideration and not classed as Grey Belt.
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within Archaeological Consultation Zone and Historic Landscape Area. Less than 500m from a scheduled monument.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	-	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). SFRA 2025 identifies risk from groundwater 'Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface).'
	8.2 Tidal and Fluvial flooding	0	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair/poor bus access Moderate accessibility zone.
	10.2 Bus Stops	0/-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++ /?	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services. Marginal overlap with adjacent open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area. The site does not host a community use currently. Due to its size, a development of
	12.2 Community Use	+ /?	

			the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use.
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Further than 800m walking distance from GP, Pharmacy, Dentist, Leisure Centre Fails Natural England ANGSt standards. Potential mitigation may be to provide lacking facilities on site.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary and secondary schools. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Site is beyond 800m of a designated employment site. In the event of it being developed and subject to environmental constraints, there may be scope for mixed use, although the location is a more residential area.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	+ /?	
	18.1 - Town Centre Location	?	

18) To maintain and enhance the vitality and viability of town and retail centres	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Superfast broadband is already within the site and ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Dodds Grove SSSI at boundary. Ancient deciduous woodland at boundary, with 15m buffer on site. Local Wildlife Sites and north and south boundary. Minerals Safeguarding Area (<50% coverage) and Agricultural Land Quality Grade 3 (and at least partially in current arable use) - losses could not be mitigated. Within Historic Landscape Area. Remote from services: Beyond walking distance to primary and secondary schools, as well as all basic health services (GP, Dentist, Pharmacy) 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Daws Heath Ring Locally Important Strategic Green Belt Area.			

GB11 – South-West of Daws Heath, Daws Heath

Site ID: 40499 (GB11)	Town: Daws Heath	New Ward: St Michael's	
Site Name: South-West of Daws Heath		Old Ward: Victoria	
	Current Use: Greenfield paddocks. Mixed Use - C3 (Residential), F2 (Playgrounds) and Other (Electrical Features and Greenfield)	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Ancient deciduous woodland at boundary, with slight overlap and 15m root protection area buffer on site. LoWS on site - Cottage Plantation (Marginally) and West Wood (Marginally) - This could be reduced to a negative by slightly altering the site boundary.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Tree Protection Order on site, slightly overlapping west boundary. To mitigate impacts it would need to be retained in any layout with appropriate rpa. Site is within the Essex historic landscape area (50% or more) Landscape Sensitivity assessed as 'Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the majority of the site does not appear to be in arable use, its long-term loss to potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB1 that meets green belt purposes to a 'Strong' extent
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	

	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	according to DAC Planning evidence. Within Daws Heath Ring Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not classed as Grey Belt by GB consultants .
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within Archaeological Consultation Zone and Historic Landscape Area.
	6.2 Distance to listed buildings	+	
	6. 3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk. SFRA 2025 identifies risk from groundwater 'Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface).'
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair Bus Access. Moderate accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services. Marginal overlap with open space, could comfortably be mitigated by incorporation/enhancement in layout.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	

12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area. The site hosts a community use currently - Playground. Due to its size and location, any development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use. Any development should seek the retention of or an increase in community use on the site.
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Further than 800m walking distance from GP, Pharmacy, Dentist. Within 800m of Sports Pavilion. Potential mitigation may be to provide lacking facilities on site.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	+	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary and secondary schools. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by	17.1 Proximity to employment area	0	Site is within 800 m of a designated employment area.
	17.2 - Submitted for Employment?	N/a	

improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.3 - Potential Loss or Gain of Employment Land	+ /?	In the event of it being developed and subject to environmental constraints, there may be scope to provide employment uses as part of a mix of uses due to its size. However, adjacent uses are a lower density residential character.
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Ancient deciduous woodland at boundary, with slight overlap and 15m root protection area buffer on site. Beyond walking distance to primary and secondary schools, as well as basic health services (GP, Dentist, Pharmacy). Within Historic Landscape Area. Agricultural Land Quality Grade 3: Although the majority of the site does not appear to be in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Daws Heath Ring Locally Important Strategic Green Belt Area.			

GB12 – The Chase, Thundersley

Site ID: 40498 (GB12)	Town: Thundersley	New Ward: Thundersley North and Thundersley South	
Site Name: The Chase		Old Ward: Cedar Hall	
	Current Use: Mixed Use - C3 (Residential), E (Building Contractors; Fencing and Drystone Walling Services) and Other (School Land; Stables)	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Local Wildlife Sites and Priority Habitats on site - Good quality unimproved grassland (west section) and deciduous woodland (south-east) - Extent of these constraints mean harm would be difficult to avoid or mitigate on-site.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	-	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location >50% of boundary contiguous with the urban edge. Tree Protection Order on site. Landscape Sensitivity assessed as 'High-Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	0/-	
	3.4 Historic Natural Landscape	- /?	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the site does not appear to be in arable use, its's long-term loss to potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Moderate' extent. 2025: Sub-Area GB12 that meets green belt purposes to a 'Minor' extent. DAC Planning's 2025 Green Belt Assessment: Recommended sub-area for further consideration and classed as Grey Belt by being less than strong for purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	- /?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	0/-	
	5.4 Locally Important Strategic Green Belt Area	-	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues.
	6.2 Distance to listed buildings	-	

of historical and archaeological importance and their settings.	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Very good bus access Moderate accessibility zone.
	10.2 Bus Stops	++	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Four separate open spaces overlap the site. Difficult to see how the site could be developed while retaining the same quantity of open space within the existing boundary, let alone provide for new residents.
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area. The site hosts a community use currently - School Land. Due to its size and location, any development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use. Any development should seek the retention of or an increase in community use on the site
	12.2 Community Use	+ /?	

13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Close to Hart Road Surgery and Rishi Pharmacy. Within 800m of Dr Dimitrijevic Dental Practice and Virgin Active Health Club.
	13.2 Proximity to GP Surgery	++	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	++	
	13.6 Proximity to Dentists	+	
	13.7 Proximity to Leisure Centre	+	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Close to Thundersley Primary School and USP College. But beyond 800m walking distance from secondary education. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups
	16.2 Proximity to Primary school	++	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	++	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Site is beyond 800m from a designated employment site. In the event of it being developed and subject to environmental constraints, there may be scope to provide employment uses as part of a mix of uses due to its size. However, it is surrounded by residential so neighbour impacts may need careful consideration, and more industrial uses may not be appropriate.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	+/?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	

	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Four separate open spaces overlap the site. This may inhibit the ability to develop the site whilst maintaining the integrity of the current open space network, in addition to potentially needing to meet additional needs of new residents. The area has pre-existing quantity and access deficits of most types of open space (source: CPBC Open Space Study 2023). Local Wildlife Sites and Priority Habitats on site (Protected under 2006 NERC Act) - Good quality unimproved grassland (west section) and deciduous woodland (south-east) - Extent of these constraints mean harm would be difficult to avoid or mitigate on-site. Agricultural Land Quality Grade 3: Although the site does not appear to be in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Moderate' extent. 2025: Sub-Area GB12 that meets green belt purposes to a 'Minor' extent. Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3).			

GB13 – East of Rayleigh Road, Thundersley

Site ID: 40492 (GB13)	Town: Thundersley	New Ward: St Michael's	
Site Name: East of Rayleigh Road		Old Ward: Victoria	
	Current Use: Largely vacant greenfield site. Mixed Use - C3 (Residential), E (Cafes, Snack Bars and Tea Rooms; Sculptors, Wood Workers and Stone Masons; Design Services), Sui Generis (New Vehicles), Other (Reservoirs; Electrical Features) and Greenfield	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	-	Local Wildlife Site at east boundary. Two patches of deciduous woodland priority habitat - could be incorporated into a development layout with sensitive buffers and enhanced connectivity.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Tree Protection Orders on site and at edges - would need to be retained in any layout and appropriate rps respected. Potential Essex Historic Landscape Area impacts. Landscape Sensitivity assessed as 'Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	-	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Minerals Safeguarding Area (<50% coverage) - loss could not be mitigated. Agricultural Land Quality Grade 3: Although the site does not appear to be wholly in current arable use, its's long-term loss to potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	-	
	4.3 Agricultural land quality	-	

5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB13 that meets green belt purposes to a 'Strong' extent according to DAC Planning evidence. Within Daws Heath Ring Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration and smaller area classed as Grey Belt by being less than strong for purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	- /?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and partially within Historic Landscape Area.
	6.2 Distance to listed buildings	-	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk. SFRA 2025 identifies risk from groundwater 'Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface).'
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by traffic noise at > 70dba. Any proposal on this site should be accompanied with a Noise Impact Assessment, and be designed to reduce the levels of noise occupiers are likely to experience.
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	--	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Very good bus access Moderate accessibility zone.
	10.2 Bus Stops	++	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	+ /?	

reduce road traffic congestion and mitigate air pollution			
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Site is within 400m of convenience shopping. Multiple outlets within 800m (Sainsbury's, Threesixthree Food & Wine, Shell Select. Remote from Post Office. Nearby Pub. Marginal open space overlap
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	++	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. Due to its size, a development of the site could include a community use facility. It should be noted that the site could have capability of providing a mixed use scheme with a community use and residential use.
	12.2 Community Use	+/?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Further than 800m walking distance from GP, Pharmacy. Close to Centre for Dentistry Benfleet and PureGym Rayleigh. Fails Natural England ANGSt standards. Potential mitigation may be to provide lacking facilities on site.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	++	
	13.7 Proximity to Leisure Centre	++	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Close to 'The Deanes' secondary school but beyond 800m walking distance from nearest primary. Some limited capacity in North (Thundersley) Primary School Planning
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	++	
	16.5 Early Years Education Provision Availability	-	

	16.6 Proximity to Further Education	-	Group and North (Benfleet) Secondary School Planning Groups
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	++	Abuts Stadium Way Industrial Estate. In the event of it being developed and subject to environmental constraints, employment would be a suitable use at this location.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	++ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	+	The site is within 1km of Rayleigh Recycling Centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Minerals Safeguarding Area (<50% coverage) - Loss could not be mitigated. Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Within Historic Landscape Area. Two patches of deciduous woodland priority habitat - although they could potentially be incorporated into a development layout with sensitive buffers and enhanced connectivity. Beyond walking distance from Primary School, GP or Pharmacy. Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.. Within Daws Heath Ring Locally Important Strategic Green Belt Area.			

GB14 – Land South of Daws Heath Road, Thundersley

Site ID: 40101 (GB14)	Town: Thundersley	New Ward: St Michael's	
Site Name: Land south of Daws Heath Road		Old Ward: Victoria	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Affordable), Other	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority Habitats on site: Deciduous woodland. Ancient woodland of significant scale at southern and SE boundary, with 15m root protection area buffer extending into the site. LoWS within 100m of the site - West Wood and Cottage Plantation
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	-	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area. Landscape Sensitivity assessed as 'Medium' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its's long-term loss for potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate/Strong' extent. Within Daws Heath Ring Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues. Within Archaeological
	6.2 Distance to listed buildings	-	

of historical and archaeological importance and their settings.	6. 3 Scheduled monuments	+	Consultation Zone and Historic Landscape Area.
	6.4 Archaeological Consultation Zone	--	
7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings (not those fronting onto Daws Heath Road)
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	0	Beyond 800m walking distance of train station. Fair bus access. Good accessibility zone
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Threesixthree Food & Wine and The Woodmans Arms within 800m. Beyond 800m walking distance from PO . Marginal overlap with adjacent open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Generally remote from most health services
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	++	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Close to 'The Deanes' secondary school but beyond 800m walking distance from nearest primary. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	++	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host employment uses and/or land. In the event of it being developed and subject to environmental constraints, there is scope to provide an increase of employment uses on the site due to its size.
	17.2 - Submitted for Employment?	0/?	
	17.3 - Potential Loss or Gain of Employment Land	+ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.			

Within 100m of listed building - potential setting issues. Within Historic Landscape Area.
Ancient woodland of significant scale at southern and SE boundary, with 15m root protection area buffer extending into the site
Beyond walking distance from primary school and all basic health services (GP, Dentist, Pharmacy).
Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate/Strong' extent. Within Daws Heath Ring Locally Important Strategic Green Belt Area.

GB15 – Land North of Grasmere Road, Thundersley

Site ID: 40494 (GB15)	Town: Thundersley	New Ward: Thundersley North	
Site Name: Land North of Grasmere Road		Old Ward: St Peter's	
	Current Use: Mixed Use - Stables and Associates Infrastructure and Greenfield Site	Proposed Use: N/A	Source of Site: Alternative GB Sites
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Extensive priority habitats. Three sections of deciduous woodland and one area of mixed habitats.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Tree Protection Orders extensive across at least half the site, severely impacting developability. Landscape Sensitivity assessed as 'Medium-Low' in Nov 2024 report.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its's long-term loss for potential agricultural use due to development is not something that could be mitigated.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB15 that meets green belt purposes to a 'Moderate/Strong' extent according to DAC Planning evidence. Entire sub-area not recommended, for further consideration by GB consultants, just reduced area and smaller area classed as Grey Belt by being less than strong for purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	-- /?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	- / --	
	5.4 Locally Important Strategic Green Belt Area	--	

			Within Central Corridor Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration and smaller area classed as Grey Belt by being less than strong for purposes A and B).
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within Archaeological Consultation Zone
	6.2 Distance to listed buildings	+	
	6. 3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	+	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Good bus access Moderate accessibility zone.
	10.2 Bus Stops	+	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Near Thundersley PO. Within 800m of Premier Stores. Remote from Pub
	11.2 Proximity a Post Office?	++	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area. Due to its size, a development of the site could include a community use facility. It should be noted
	12.2 Community Use	+ /?	

			that the site could have capability of providing a mixed use scheme with a community use and residential use.
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Close to Hart Road Surgery and within 800m of Rishi Pharmacy. Beyond 800m walking distance from dentists and leisure centre/gym.
	13.2 Proximity to GP Surgery	+	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	+	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Close to Kingston Primary School but beyond walking distance from secondary school. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	++	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	Within 800m of a designated employment site. The site does not currently host employment uses and/or land. In the event of it being developed and subject to environmental constraints, there is scope to provide an increase of employment uses on the site due to its size.
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	+/?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	?	
	18.2 - Town Centre Functions and Retail Floorspace	?	

	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+/-0	Ultrafast and Superfast broadband surrounds the site but is not currently within it.
Conclusion: Tree Protection Orders extensive across at least half the site, severely impacting developability. Extensive priority habitats (Protected under 2006 NERC Act). Three sections of deciduous woodland and one area of mixed habitats. Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) 2025: Sub-Area GB15 that meets green belt purposes to a 'Moderate/Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area			

GB16 – North West Thundersley, Thundersley

Site ID: 40543 (GB16)	Town: Thundersley	New Ward: Thundersley North and St George's	
Site Name: North-West Thundersley		Old Ward:	
	Current Use: Greenfield, Residential, Industrial	Proposed Use: Whole new settlement	Source of Site: CPBC internal
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	This is a 'broad location' covering a larger area than most sites. It includes two Local Wildlife Sites and overlaps with an Essex Local Nature Recovery Strategy area,
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	-	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Pond on site
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location <25% Contiguous with urban edge Multiple separate Tree Protection Orders,
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	-	Two areas of contaminated land south of Fane Road. Agricultural land classification grade 3. Minerals safeguarding area.
	4.2 Mineral safeguarding area	-	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site contains a listed building. Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	--	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	

7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	+	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (1 to 50% of site). SFRA identifies discrete sub areas (39957, 40066, 40067, 40069) within it that are at risk from groundwater 'Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface)' SFRA identifies discrete sub areas (40066, 40069) at risk from surface water 'High (greater than 20% of site at risk during 3.3% AEP)'
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	-	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	?	Site would be affected by traffic noise at > 70dba. Any proposal on this site should be accompanied with a Noise Impact Assessment, and be designed to reduce the levels of noise occupiers are likely to experience. The site is within 250m of waste management facilities: Benfleet Scrap Co Ltd, Gala Motors, and Essex County Skips Ltd.
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	-	
	9.3 Noise	--	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	N/a	Too broad a location for current service accessibility to be relevant. Area contains public open spaces.
	11.2 Proximity a Post Office?	N/a	
	11.3 Proximity to a Pub, Bar or Inn?	N/a	
	11.4 Loss of local open space?	--	

12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	++	
	12.2 Community Use	++ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	-	Currently remote form health services, but it seems likely that a site of this size would provide a GP surgery
	13.2 Proximity to GP Surgery	N/a	
	13.3 Capacity of local GP Surgery	N/a	
	13.4 - Loss or Gain of GP Floorspace	+ /?	
	13.5 Proximity to Pharmacy	N/a	
	13.6 Proximity to Dentists	N/a	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	++	Designated employment area within 400m. The site has been proposed for new employment land and/or uses
	17.2 - Submitted for Employment?		
	17.3 - Potential Loss or Gain of Employment Land	++ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	-	

	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: See Options analysis of Policy SP3 for details			

N3 – East of Manor Trading Estate, Church Road, Benfleet

Site ID: 40460 (N3)	Town: Benfleet	New Ward: North Thundersley	
Site Name: East of Manor Trading Estate, Church Road	Current Use: Mixed Use - E (Gardening, Landscaping and Tree Surgery Services; DIY and Home Improvement, Children's Activity Centres), B2 (Vehicle Repair, Testing and Servicing; Signs) and F1 (Training Providers and Centres) and Greenfield	Old Ward: St Peter's	Source of Site: Call-for-Sites Submissions
Proposed Use: Residential (Private Market; Affordable), Employment (Light Industry; Warehousing)			
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat (Deciduous woodland) fully bisects site at two separate points. Difficult to develop or mitigate without direct harm and harm to ecological connectivity network. Directly abuts and marginal overlap with Local Wildlife Site (LES),
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site. Mitigation: Retain ecological integrity of waterbodies.
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location 25-50% Contiguous with urban edge. Tree Protection Order on site, bisecting the site and extending over half of the area, severely limiting developability.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Small area of grade 3 agricultural land.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	0	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area N3 that meets green belt purposes to a 'Moderate' extent according to DAC. Within Central Corridor Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	-- /?	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	

			Assessment: Recommended sub-area for further consideration and classed as Grey Belt by being less than strong for purposes A and B).
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Partially within Archaeological Consultation Zone.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	-	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	The site is within 250m of waste management facilities: Benfleet Scrap Co Ltd, Gala Motors, Essex County Skips Ltd and two unidentified materials recovery companies.
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	-	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair Bus Access. Moderate accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	+ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shops {McColl's, Hursts} and Zach Willsher Pub all within 10 minutes walk (800m), but the site is remote from a Post Office. Marginal overlap with adjacent open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. The site hosts a community use currently - Children's Activity Centre. The site has not been submitted for a community use. It should be noted that due to its size, the site could have capability of providing a mixed
	12.2 Community Use	- /?	

			use scheme with retained or enhanced community use plus residential use.
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Beyond 800m walking distance from GP, dentist, pharmacy, health/leisure centre/gym. Mitigation: May be scope to provide on site.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	No schools in 800m walking distance proximity. Some limited capacity in North (Thundersley) Primary School Planning Group and North (Benfleet) Secondary School Planning Groups.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	++	The site currently hosts employment uses and has extensive employment sites adjacent to the west in Manor Trading Estate. The site has been submitted to for a mix of uses including employment. In the event of it being developed and subject to environmental constraints, there is scope for employment uses on the site. Designated employment area within 400m.
	17.2 - Submitted for Employment?	+	
	17.3 - Potential Loss or Gain of Employment Land	++ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	

	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Tree Protection Order/Priority habitat (Deciduous woodland) on site, bisecting the site and extending over half of the area, potentially severely limiting developability. Difficult to develop or mitigate without direct harm and harm to ecological connectivity network. Directly abuts and marginal overlap with Local Wildlife Site (LES), Poorly located for health related facilities and services and beyond 800m walking distance from all. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area N3 that meets green belt purposes to a 'Moderate' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3).			

GB17 – Land South of Grange, Thundersley

Site ID: 40372 (GB17i)	Town: Thundersley	New Ward: Thundersley North	
Site Name: Land south of Grange		Old Ward: St Peter's	
	Current Use: Mixed Use - C3 (Residential) and Greenfield	Proposed Use: Residential (Private Market; Private Rental; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Priority habitat on site: Deciduous woodland. SSSI within 500m
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6. 3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	

7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Given the context of the site most likely to front onto Grange (north)
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Contains a Potential surface water flooding hotspot (1 to 50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	-	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	

14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Key conclusions for GB17 cluster (i and ii): Priority habitats (deciduous woodland) on site. Grade 3 agricultural land. Green belt land that is poorly related to the urban edge. Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area.			

Archaeological consultation zone. Beyond 800m walking distance of train station. Remote from services including education and health. Low/Very low accessibility zone.			
Site ID: 40373 (GB17ii)	Town: Thundersley	New Ward: Thundersley North	
Site Name: Land off Grange		Old Ward: St Peter's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat within 100m: Deciduous Woodland, No main habitats but additional habitats
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	-	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	+	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	

of historical and archaeological importance and their settings.	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	-	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/-	Does probably not meet AH threshold (Negative if mixed use), but would probably meet threshold (positive) if it were wholly residential.
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB17 cluster (i and ii): Priority habitats (deciduous woodland) on site. Grade 3 agricultural land. Green belt land that is poorly related to the urban edge. Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the			

GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area.

Archaeological consultation zone.

Beyond 800m walking distance of train station. Remote from services including education and health. Low/Very low accessibility zone.

GB18 – Land adjacent to Summerhill, Goldfinch Lane, Thundersley

Site ID: 39911 (GB18i)	Town: Thundersley	New Ward: Thundersley North	
Site Name: Land adjacent to Summerhill, Goldfinch Lane		Old Ward: St Peter's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Priority habitat on site: Deciduous woodland. Within 100m: Deciduous woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location <25% Contiguous with urban edge Tree Protection Order on site, traversing west boundary. To mitigate impacts it would need to be retained in any layout with appropriate rpa.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	

of historical and archaeological importance and their settings.	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Lack of scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Contains a Potential surface water flooding hotspot (1 to 50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	~/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Convenience shop within 400m, more remote from other services (PO, Pub).
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: GB18(i and ii): Priority habitats (deciduous woodland) on site. Green belt land that is poorly related to the urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt			

Area. Grade 3 agricultural land. Archaeological consultation zone. Beyond 800m walking distance of train station. Remote from services including education and health. Low/Very low accessibility zone.			
Site ID: 40030 (GB18ii)	Town: Thundersley	New Ward: Thundersley North	
Site Name: Land between Ashdown and Goldfinch Lodge, Goldfinch Lane		Old Ward: St Peter's	Source of Site: Call-for-Sites Submissions
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market)	
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Priority habitat within 100m: Deciduous woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	-	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4)To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to DAC. Within Central Corridor Locally Important Strategic Green Belt Area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough’s cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	

of historical and archaeological importance and their settings.	6. 3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/-	Limited Scope to face buildings south. Given layout of site most likely to be south-west facing
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB18 cluster (i and ii): Priority habitats (deciduous woodland) on site. Green belt land that is poorly related to the urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally			

Important Strategic Green Belt Area.

Grade 3 agricultural land. Archaeological consultation zone. Beyond 800m walking distance of train station. Remote from services including education and health. Low/Very low accessibility zone.

GB19 – Land north east of Chesterfield Avenue and Downer Road North, Benfleet

Site ID: 40445 (GB19i)	Town: Benfleet	New Ward: Tarpots	
Site Name: Land north east of Chesterfield Avenue and Downer Road North		Old Ward: St Peter's	
	Current Use: Mixed Use - C3 (Residential) and Sui Generis (Construction and Tool Hire)	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat on site: Deciduous Woodland, additional habitats present. LoWS within 100m of the site - Cottage Plantation and Little Haven/Tile Wood Complex
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	TPO(s) on site Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	No issues identified. Urban land, not safeguarded for minerals, no identified contamination issues.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	++	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate' extent according to DAC Planning evidence. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B). Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues. Within Archaeological
	6.2 Distance to listed buildings	-	

of historical and archaeological importance and their settings.	6. 3 Scheduled monuments	+	Consultation Zone and Historic Landscape Area.
	6.4 Archaeological Consultation Zone	--	
7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	+	Beyond 800m walking distance of train station. Poor bus access. High accessibility zone
	10.2 Bus Stops	-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+	
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets and PO within 800m walking distance. No pub in walking distance.
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Generally remote from health services
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	+	

	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Within 400m of primary school.
	16.2 Proximity to Primary school	++	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Key conclusions for GB19 cluster (i, ii and iii): Priority habitat on site: Deciduous Woodland, additional habitats present. LoWS within 100m of the site - Cottage Plantation and Little Haven/Tile Wood Complex. TPO(s) on site.			

Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site) Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area. Beyond 800m walking distance of train station. Poor bus access. Convenience shopping outlets and PO within 800m walking distance. Within 400m of primary school.			
Site ID: 40051 (GB19ii)	Town: Benfleet	New Ward: Tarpots	
Site Name: Land between Downer Road North, Chesterfield Avenue and Thundersley Park Road	Current Use: C3 (Residential)	Old Ward: St Peter's	
		Proposed Use: Residential (Private Market; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat on site: Deciduous woodland. LoWS within 100m of the site - Coombe Wood
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	TPO(s) on site Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	No issues identified. Urban land, not safeguarded for minerals, no identified contamination issues.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	++	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area that meets green belt purposes to a 'Moderate' extent according to DAC Planning evidence. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	

			B). Within Central Corridor Locally Important Strategic Green Belt Area.
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area.
	6.2 Distance to listed buildings	-	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0	Land could be north or south facing
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	+	Beyond 800m walking distance of train station. Poor bus access. High accessibility zone
	10.2 Bus Stops	-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets and PO within 800m walking distance. No pub in walking distance.
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Generally remote from health services

	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	+	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Within 400m of primary school.
	16.2 Proximity to Primary school	++	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre

20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Key conclusions for GB19 cluster (i, ii and iii): Priority habitat on site: Deciduous Woodland, additional habitats present. LoWS within 100m of the site - Cottage Plantation and Little Haven/Tile Wood Complex. TPO(s) on site. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site) Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area. Beyond 800m walking distance of train station. Poor bus access. Convenience shopping outlets and PO within 800m walking distance. Within 400m of primary school.			
Site ID: 40075 (GB19iii)	Town: Benfleet	New Ward: Tarpots	
Site Name: Land north of Thundersley Church Road and east of Rhoda Road North		Old Ward: St Peter's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat on site: Deciduous woodland. LoWS within 100m of the site - Coombe Wood
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	TPO(s) on site Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	No issues identified. Urban land, not safeguarded for minerals, no identified contamination issues.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	++	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong'
	5.2a Green Belt Overlap	--	

	5.2b Green Belt Overlap (Grey Belt incorporated)	--	extent. 2025: Sub-Area that meets green belt purposes to a 'Moderate' extent according to DAC Planning evidence. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B). Within Central Corridor Locally Important Strategic Green Belt Area.
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings fronting Thundersley Church Road
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	0	Beyond 800m walking distance of train station. Good bus access. Good accessibility zone
	10.2 Bus Stops	+	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets and PO within 800m walking distance. No pub in walking distance.
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	

12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Generally remote from health services
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	+	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Within 800m of primary school.
	16.2 Proximity to Primary school	+	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	

	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB19 cluster (i, ii and iii): Priority habitat on site: Deciduous Woodland, additional habitats present. LoWS within 100m of the site - Cottage Plantation and Little Haven/Tile Wood Complex. TPO(s) on site. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site) Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area. Beyond 800m walking distance of train station. Poor bus access. Convenience shopping outlets and PO within 800m walking distance. Within 400m of primary school.			

GB20 – Land to East of St Michael's Road, Daws Heath

Site ID: 40451 (GB20i)	Town: Daws Heath	New Ward: St Michael's	
Site Name: Land to east of St Michael's Road		Old Ward: Victoria	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Ancient woodland on site. LoWS within 100m of the site - Pound Wood and Little Haven/Tile Wood Complex. Within 500m of SSSI
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent. Within Daws Heath Ring Strategic Green Belt area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is less than 100m from a Scheduled Monument.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	--	Site is in the Archaeological consultation zone (more than 50%).
	6.4 Archaeological Consultation Zone	--	

7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Poor/Very Poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	-/--	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	++	
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services. Marginal overlap with adjacent open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	

14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not within 800m walking distance of employment. The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+/0	Ultrafast and Superfast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB20 cluster (i, ii, iii and iv) Within 200m of SSSI. LoWS within 100m of the site - Pound Wood. Ancient woodland on site. Priority Habitats on site: Deciduous woodland. Waterbody on site			

Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration. Agricultural land classification grade 3. Site is less than 100m from a Scheduled Monument. Site is in the Archaeological consultation zone (more than 50%). Remote from services. Marginal overlap with adjacent open space Beyond 800m walking distance of train station. Poor/Very Poor Bus Access. Beyond 800m walking distance from primary school. Low/Very low accessibility zone.			
Site ID: 40046 (GB20ii)	Town: Eastwood fringes	New Ward: St Michael's	
Site Name: Land north of Eastwood Old Road		Old Ward: Victoria	
	Current Use: Mixed Use - Caravan Accommodation and Greenfield	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist), Office, Employment (Light Industry; General Industry; Warehousing)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	-	Within 200m of SSSI Priority Habitats on site: Deciduous woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	+	TPO(s) on site Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong'
	5.2a Green Belt Overlap	--	

	5.2b Green Belt Overlap (Grey Belt incorporated)	--	extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to DAC Planning evidence. Within Daws Heath Ring Strategic Green Belt area. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt.
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Less than 500m from a scheduled monument.
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	-	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Lack of scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by traffic noise at > 70dba. Also in an area where (Hadleigh) where there have been complaints about aircraft noise
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	--	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	--	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	++ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	

12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not within 800m walking distance of employment. The site has been submitted for a mix of uses including employment
	17.2 - Submitted for Employment?	+	
	17.3 - Potential Loss or Gain of Employment Land	++ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	-	The site would host town centre functions but is not well related to a defined town centre
	18.2 - Town Centre Functions and Retail Floorspace	-	

	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	0	Superfast broadband adjacent to the site but is not currently within it.
Conclusion: Key conclusions for GB20 cluster (i, ii, iii and iv) Within 200m of SSSI. LoWS within 100m of the site - Pound Wood. Ancient woodland on site. Priority Habitats on site: Deciduous woodland. Waterbody on site Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration. Agricultural land classification grade 3. Site is less than 100m from a Scheduled Monument. Site is in the Archaeological consultation zone (more than 50%). Remote from services. Marginal overlap with adjacent open space Beyond 800m walking distance of train station. Poor/Very Poor Bus Access. Beyond 800m walking distance from primary school. Low/Very low accessibility zone.			
Site ID: 40370 (GB20iii)	Town: Eastwood fringes	New Ward: St Michael's	
Site Name: Land off Eastwood Old Road		Old Ward: Victoria	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	-	Within 200m of SSSI. LoWS within 100m of the site - Pound Wood. Ancient woodland on site. Priority Habitats on site: Deciduous woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
	3.1 TPOs	--	

3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.2 Area Type	--	TPOs on site Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area.
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to DAC Planning evidence. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt. Within Daws Heath Ring Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Less than 500m from a scheduled monument. Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	-	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings (not those fronting onto Eastwood Old Road)
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station.
	10.2 Bus Stops	--	
	10.3 Distance to Train Station	-	

methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.4 Urban Permeability	--	Poor Bus Access. Low/Very low accessibility zone.
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
	17.1 Proximity to employment area	-	

17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.2 - Submitted for Employment?	-	Not within 800m walking distance of employment. The site does not currently host any employment uses or land and has not be submitted to include these.
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	0	Superfast broadband adjacent to the site but is not currently within it.
Conclusion: Key conclusions for GB20 cluster (i, ii, iii and iv) Within 200m of SSSI. LoWS within 100m of the site - Pound Wood. Ancient woodland on site. Priority Habitats on site: Deciduous woodland. Waterbody on site Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration. Agricultural land classification grade 3. Site is less than 100m from a Scheduled Monument. Site is in the Archaeological consultation zone (more than 50%). Remote from services. Marginal overlap with adjacent open space Beyond 800m walking distance of train station. Poor/Very Poor Bus Access. Beyond 800m walking distance from primary school. Low/Very low accessibility zone.			
Site ID: 40371 (GB20iv)	Town: Daws Heath	New Ward: St Michael's	
Site Name: Land north of Pound Wood Nature Reserve		Old Ward: Victoria	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist)	Source of Site: Call-for-Sites Submissions

1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	-	Within 200m of SSSI. LoWS within 100m of the site - Pound Wood. Ancient woodland on site. Priority Habitats on site: Deciduous woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to DAC Planning evidence. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt. Within Daws Heath Ring Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Less than 100m from a scheduled monument. Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6. 3 Scheduled monuments	--	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
	8.1 Surface Water Flooding Hotspot	0	

8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.2 Tidal and Fluvial flooding	+	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	--	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services. Marginal overlap with adjacent open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand
	15.2 Utilities: Gas Infrastructure	?	

infrastructure to support sustainable development			headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not within 800m walking distance of employment. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	--	No broadband coverage in area adjacent to site
Conclusion: Key conclusions for GB20 cluster (i, ii, iii and iv) Within 200m of SSSI. LoWS within 100m of the site - Pound Wood. Ancient woodland on site. Priority Habitats on site: Deciduous woodland. Waterbody on site Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration. Agricultural land classification grade 3. Site is less than 100m from a Scheduled Monument. Site is in the Archaeological consultation zone (more than 50%). Remote from services.			

Marginal overlap with adjacent open space
Beyond 800m walking distance of train station.
Poor/Very Poor Bus Access. Beyond 800m walking distance from primary school.
Low/Very low accessibility zone.

GB21 – Hilltop Farm, Hilltop Avenue, Benfleet

Site ID: 40354 (GB21i)	Town: Benfleet	New Ward: Thundersley South	
Site Name: Hilltop Farm, Hilltop Avenue		Old Ward: Boyce	
	Current Use: Farm Land	Proposed Use: Residential (Private Market; Private Rental; Affordable), Employment (Warehousing), Visitor Accommodation, Renewable and Low Carbon Energy Infrastructure, Food and Drink, Commercial Leisure, Outdoor Sport	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	LoWS on site - Jervis Wood Lane (Marginally) - This could be reduced to a negative by slightly altering the site boundary. PH on site: Deciduous Woodland, Traditional Orchard Ancient woodland within 50m LoWS within 100m of the site - Thundersley Glen, Badger Hall Wood, Shipwrights Meadow and Shipwrights Wood
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	- /?	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	

	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	DAC Planning evidence. . DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	No identified heritage constraints
	6.2 Distance to listed buildings	+	
	6. 3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0	Some scope for south facing buildings in the northern section of the site
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	+	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+	
	10.5 - Scope for Mixed Use	++ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services. Submission includes outdoor sport
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	+ /?	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area. The site does not host a community use currently but has been submitted for a
	12.2 Community Use	++ /?	

			potential community use facility - Commercial Leisure and Outdoor Sport.
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not within 800m walking distance of employment. The site has been submitted for a mix of uses including employment
	17.2 - Submitted for Employment?	+	
	17.3 - Potential Loss or Gain of Employment Land	+ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	-	The site would host town centre functions but is not well related to a defined town centre
	18.2 - Town Centre Functions and Retail Floorspace	-	
	18.3 - Parking for Town Centres	0	

	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB21 cluster (i, ii and iii) Ancient woodland on site. Priority habitats on site: Deciduous Woodland, Traditional Orchard. Local Wildlife Site (Jervis Wood Lane) marginally on site, and others within 100m (Thundersley Glen, Badger Hall Wood, Shipwrights Meadow and Shipwrights Wood). SSSI within 500m. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Agricultural land classification grade 3. Fair Bus Access. Remote from services. Low/Very low accessibility zone. Beyond 800m walking distance from primary school. Submitted includes a potential community use facility - Commercial Leisure and Outdoor Sport.			
Site ID: 40171 (GB21ii)	Town: Benfleet	New Ward: Thundersley South	
Site Name: High Warren Farm, Hilltop Farm		Old Ward: Boyce	
	Current Use: C3 (Residential) and Other (Farm Land)	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Ancient woodland on site LoWS within 100m of the site - Shipwrights Wood, Shipwrights Meadow and Jervis Wood Lane. PH within 100m: Traditional Orchard, Deciduous woodland. SSSI within 500m
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+ /?	
	4.1 Contaminated land	0	Agricultural land classification grade 3.

4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues
	6.2 Distance to listed buildings	-	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	- /?	
11) To improve the quality, range, and accessibility to essential services,	11.1 Proximity to convenience shopping?	-	Remote from services. Marginal overlap with adjacent open space

facilities, green infrastructure and open space	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not within 800m walking distance of employment. The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	

18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: SSSI within 50m LoWS within 100m of the site - Thundersley Great Common Wood. Agricultural land classification grade 3. Green Belt Rural location 25-50% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to Green Belt consultants DAC Planning. Not recommended by GB consultants for further consideration and not classed as Grey Belt. Within Central Corridor Locally Important Strategic Green Belt Area. Fair Bus Access. Low/Very low accessibility zone. Beyond 800m walking distance from primary school. Convenience shopping outlets within 800m. Further than 800m from both PO and pub. Generally remote from most health services			
Site ID: 40083 (GB21iii)	Town: Benfleet	New Ward: Thundersley South	
Site Name: Land off Hilltop Lane		Old Ward: Boyce	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	On site: Deciduous woodland Priority habitats within 100m: Traditional Orchard.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the	3.1 TPOs	--	
	3.2 Area Type	--	

Borough's landscape character and townscapes.	3.3 Relationship to the Edge of the Urban Area	--	TPO(s) on site. Green Belt Rural location <25% Contiguous with urban edge
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	No issues identified.
	4.2 Mineral safeguarding area	+	Urban land, not safeguarded for minerals, no identified contamination issues.
	4.3 Agricultural land quality	++	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to DAC Planning evidence. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/-	
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Very poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	

reduce road traffic congestion and mitigate air pollution	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	-/?	Would probably not meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by	17.1 Proximity to employment area	--	The site is more than 2000m from a designated employment area.
	17.2 - Submitted for Employment?	-	

improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.3 - Potential Loss or Gain of Employment Land	-	The site does not currently host any employment uses or land and has not been submitted to include these.
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB21 cluster (i, ii and iii) Ancient woodland on site. Priority habitats on site: Deciduous Woodland, Traditional Orchard. Local Wildlife Site (Jervis Wood Lane) marginally on site, and others within 100m (Thundersley Glen, Badger Hall Wood, Shipwrights Meadow and Shipwrights Wood). SSSI within 500m. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Agricultural land classification grade 3. Fair Bus Access. Remote from services. Low/Very low accessibility zone. Beyond 800m walking distance from primary school. Submitted includes a potential community use facility - Commercial Leisure and Outdoor Sport.			

GB22 – Land adjacent 230 Vicarage Hill and Land to the rear, Vicarage Hill and Essex Way, Thundersley

Site ID: 40086 (GB22i)	Town: Thundersley	New Ward: Thundersley South	
Site Name: Land adjacent 230 Vicarage Hill and land to rear, Vicarage Hill and Essex Way		Old Ward: Boyce	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	LoWS within 100m of the site - Reeds Hill Pasture. PH On site: Traditional Orchard, Within 100m: Deciduous woodland. SSSI within 500m
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	- /?	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	- /?	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according to DAC Planning evidence. . DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	

of historical and archaeological importance and their settings.	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair/poor bus access Moderate accessibility zone.
	10.2 Bus Stops	0/-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+	
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	The site is more than 2000m from a designated employment area. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB22 cluster (i and ii) Priority Habitat On site: Traditional Orchard, Within 100m: Deciduous woodland.			

Local Wildlife Site within 100m of the site - Reeds Hill Pasture. PH On site: Traditional Orchard, Within 100m: Deciduous woodland. SSSI within 500m. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Agricultural land classification grade 3. Site is in the Archaeological consultation zone (more than 50%). Beyond 800m walking distance of train station. Fair/poor bus access Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.			
Site ID: 40087 (GB22ii)	Town: Thundersley	New Ward: Thundersley South	
Site Name: Land between Essex Way and Vicarage Hill	Current Use: Greenfield Site	Old Ward: Boyce	
		Proposed Use: Residential (Private Market; Private Rental; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	LoWS within 100m of the site - Vicarage Hill and Reeds Hill Pasture. PH within 100m: Deciduous woodland, Traditional orchard. SSSI within 500m
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	-	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes.	3.1 TPOs	- /?	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	- /?	
4)To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent according
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	

	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	to DAC Planning evidence. DAC Planning's 2025 Green Belt Assessment: Not recommended sub-area for further consideration and not considered grey belt. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	No identified heritage constraints
	6.2 Distance to listed buildings	+	
	6. 3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	-	
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	

13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	The site is more than 2000m from a designated employment area. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	

19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB22 cluster (i and ii) Priority Habitat On site: Traditional Orchard, Within 100m: Deciduous woodland. Local Wildlife Site within 100m of the site - Reeds Hill Pasture. PH On site: Traditional Orchard, Within 100m: Deciduous woodland. SSSI within 500m. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Agricultural land classification grade 3. Site is in the Archaeological consultation zone (more than 50%). Beyond 800m walking distance of train station. Fair/poor bus access Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.			

GB23 – Land to the Rear of 329 Benfleet Road, Thundersley

Site ID: 40090 (GB23i)	Town: Thundersley	New Ward: Thundersley South	
Site Name: Land to rear of 329 Benfleet Road		Old Ward: Boyce	
	Current Use: Previously developed - reclaimed by nature	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	PH on site: Deciduous woodland. Within 100m: Traditional Orchard. LoWS within 100m of the site - Wall Wood SSSI within 500m
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	- /?	Green Belt Rural location <25% Contiguous with urban edge.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	- /?	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate' extent according to DAC Planning evidence. Within Central Corridor Locally Important Strategic Green Belt Area. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	- / --	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues. Within Archaeological
	6.2 Distance to listed buildings	-	
	6.3 Scheduled monuments	+	

of historical and archaeological importance and their settings.	6.4 Archaeological Consultation Zone	--	Consultation Zone and Historic Landscape Area.
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Lack of scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair Bus Access. Moderate accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	The site is more than 2000m from a designated employment area. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Key conclusions for GB23 cluster (I and ii) Priority habitat on site: Deciduous woodland. Within 100m: Traditional Orchard.			

Local Wildlife Site within 100m of the site - Wall Wood Site is within a 200m of a SSSI. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Agricultural land classification grade 3. Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area. Fair Bus Access. Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.			
Site ID: 40029 (GB23ii)	Town: Thundersley	New Ward: Thundersley South	
Site Name: Land adjacent 230 Vicarage Hill and land to rear, Vicarage Hill and Essex Way	Current Use: Previously developed - reclaimed by nature	Old Ward: Boyce	
		Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	-	Priority habitat on site: Deciduous woodland. Within 100m: Traditional Orchard, Site is within a 200m of a SSSI. LoWS within 100m of the site - Wall Wood
	1.2 Proximity to International Sites	0	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes.	3.1 TPOs	- /?	Green Belt Rural location <25% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	- /?	
4)To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Overlapping two Green Belt parcels, one meeting the purposes to a 'Very Strong' extent and the other to a 'Moderate extent' 2025: Within a Green Belt sub-area that
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	

	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-/--	meets GB purposes to a 'Moderate' extent according to DAC Planning evidence. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area.
	6.2 Distance to listed buildings	-	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Lack of scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair Bus Access. Moderate accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	-/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	

13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	The site is more than 2000m from a designated employment area. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	

19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Key conclusions for GB23 cluster (I and ii) Priority habitat on site: Deciduous woodland. Within 100m: Traditional Orchard. Local Wildlife Site within 100m of the site - Wall Wood Site is within a 200m of a SSSI. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Agricultural land classification grade 3. Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area. Fair Bus Access. Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.			

GB24 – 231 Benfleet Road, Thundersley

Site ID: 39955 (GB24i)	Town: Thundersley	New Ward: Thundersley South	
Site Name: 231 Benfleet Road		Old Ward: Boyce	
	Current Use: C3 (Residential)	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	--	SSSI overlaps and encircles southern boundary. Ancient woodland on site LoWS on site - Nine Acre Wood Priority habitats on site: Lowland meadows, Deciduous woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	TPO(s) on site Green Belt Rural location <25% Contiguous with urban edge Possible impacts upon Essex historic landscape area
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	-	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Weak' extent, as defined by Green Belt consultants DAC. Within Central Corridor Locally Important Strategic Green Belt Area. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Less than 100m from a listed building. Less than 500m from a scheduled monument.
	6.2 Distance to listed buildings	-	
	6.3 Scheduled monuments	-	

of historical and archaeological importance and their settings.	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/+	Some scope for south facing buildings
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair/poor bus access Moderate accessibility zone.
	10.2 Bus Stops	0/-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services. Marginal overlap with open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	The site is more than 2000m from a designated employment area. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Key conclusions for GB23 cluster (I and ii) SSSI overlaps and encircles southern boundary.			

Ancient woodland on site Local Wildlife Site on site - Nine Acre Wood Priority habitats on site: Lowland meadows, Deciduous woodland. Waterbody on site. TPO(s) on site. Possible impacts upon Essex historic landscape area. Agricultural land classification grade 3. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Weak' extent, as defined by Green Belt consultants DAC. Within Central Corridor Locally Important Strategic Green Belt Area. Less than 100m from a listed building. Less than 500m from a scheduled monument. Fair/poor bus access. Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.			
Site ID: 40078 (GB24ii)	Town: Thundersley	New Ward: Thundersley South	
Site Name: Brambles off Shipwrights Close		Old Ward: Boyce	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	--	Priority habitat on site: Deciduous woodland. SSSI within 50m LoWS within 100m of the site - Nine Acre Wood. Site is partly in an area defined in the draft LNRS (less than 50% within)
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	- /?	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location <25% Contiguous with urban edge. Potential Essex Historic Landscape Area impacts
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	-	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong'
	5.2a Green Belt Overlap	--	

	5.2b Green Belt Overlap (Grey Belt incorporated)	--	extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Weak' extent, as defined by Green Belt consultants DAC. Within Central Corridor Locally Important Strategic Green Belt Area. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B).
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area. Less than 500m from a scheduled monument.
	6.2 Distance to listed buildings	-	
	6.3 Scheduled monuments	-	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Given the context of the site most likely to front onto Shipwrights Close (west)
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Very poor/poor bus access Moderate accessibility zone.
	10.2 Bus Stops	-/--	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	

12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	Poor access to health services. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would probably meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	The site is more than 2000m from a designated employment area. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	

	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Key conclusions for GB23 cluster (I and ii) SSSI overlaps and encircles southern boundary. Ancient woodland on site Local Wildlife Site on site - Nine Acre Wood Priority habitats on site: Lowland meadows, Deciduous woodland. Waterbody on site. TPO(s) on site. Possible impacts upon Essex historic landscape area. Agricultural land classification grade 3. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Weak' extent, as defined by Green Belt consultants DAC. Within Central Corridor Locally Important Strategic Green Belt Area. Less than 100m from a listed building. Less than 500m from a scheduled monument. Fair/poor bus access. Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.			

GB25 – Land to the rear of Beaucroft Sunray, Bassenthwaite Road, Benfleet

Site ID: 40387 (GB25)	Town: Benfleet	New Ward: Thundersley North	
Site Name: Land to rear of Beaucroft and Sunray, Bassenthwaite Road		Old Ward: St Peter's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat on site: Deciduous woodland. Within 100m: Deciduous woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location <25% Contiguous with urban edge. Tree Protection Orders on site would need to be retained in any layout and appropriate rps respected.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B). Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	

7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Given the context of the site most likely to front onto Bassenthwaite (east)
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Fair Bus Access. Moderate accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services. Site is open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	--	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	

14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/-	Does probably not meet AH threshold (Negative if mixed use), but would probably meet threshold (positive) if it were wholly residential.
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Within 800m of primary school.
	16.2 Proximity to Primary school	+	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Priority habitat on site: Deciduous woodland. Tree Protection Orders on site would need to be retained in any layout and appropriate root protection areas respected. Agricultural land classification grade 3. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that			

Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B).
Within Central Corridor Locally Important Strategic Green Belt Area.
Site is open space (protected by policy)
Site is in the Archaeological consultation zone (more than 50%).
Remote from most services. Beyond 800m walking distance of train station.
Fair Bus Access. Moderate accessibility zone. Remote from all health services. Within 800m of primary school.

GB26 – N/a, Benfleet

Site ID: 40111 (GB26)	Town: Benfleet	New Ward: Thundersley North	
Site Name: N/a		Old Ward: St Peter's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat on site: Deciduous woodland
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Green Belt Rural location <25% Contiguous with urban edge. Tree Protection Order on site - would need to be retained in any layout with appropriate rpa.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B). Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	

7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/-	
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	-	Beyond 800m walking distance of train station. Very poor bus access Moderate accessibility zone.
	10.2 Bus Stops	--	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	

14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	-/?	Would probably not meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Within 800m of primary school.
	16.2 Proximity to Primary school	+	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Priority habitat on site: Deciduous woodland. Tree Protection Order on site -would need to be retained in any layout and appropriate root protection areas respected. Agricultural land classification grade 3.			

Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B).
Within Central Corridor Locally Important Strategic Green Belt Area.
Within Central Corridor Locally Important Strategic Green Belt Area.
Site is in the Archaeological consultation zone (more than 50%).
Very poor bus access
Moderate accessibility zone. Within 800m of primary school.

GB27 – Land adjacent 298 Church Road, Benfleet

Site ID: 40349 (GB27)	Town: Benfleet	New Ward: Tarpots	
Site Name: Land adjacent 298 Church Road		Old Ward: St Peter's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist), Office, Employment (Light Industrial; General Industrial; Warehousing; Research and Development or Lab Space), Visitor Accommodation; Renewable and Low Carbon Energy Infrastructure, Retail, Food and Drink, Commercial Leisure, Outdoor Sport, Indoor Sport	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Priority habitat on site: Deciduous woodland Within 100m: Deciduous woodland and No main habitat but additional habitats present
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	+ /?	Green Belt Rural location <25% Contiguous with urban edge.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	No issues identified. Urban land, not safeguarded for minerals, no identified contamination issues. Not classed as agricultural land.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	++	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate' extent
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	

	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	according to DAC. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B) Within Central Corridor Locally Important Strategic Green Belt Area.
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6. 3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	+	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	Site is within a Critical Drainage Area (=>50% of site). No tidal or fluvial flood risk.
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	0	Beyond 800m walking distance of train station. Poor bus access. Good accessibility zone
	10.2 Bus Stops	-	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	-	
	10.5 - Scope for Mixed Use	++ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	All services (Convenience shop, PO, pub) within 800m walking distance. Submission includes outdoor sport
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	+ /?	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area The site does not host a community use currently but has been submitted for a
	12.2 Community Use	++ /?	

			potential community use facility - Commercial Leisure, Outdoor Sport and Indoor Sport.
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	-/?	Would probably not meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Within 400m of primary school.
	16.2 Proximity to Primary school	++	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	+	The site does not currently host any employment uses or land, but it has been submitted to include these if developed. Within 800m walking distance of a designated employment area.
	17.2 - Submitted for Employment?	+	
	17.3 - Potential Loss or Gain of Employment Land	++	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	-	The site would host town centre functions but is not well related to a defined town centre
	18.2 - Town Centre Functions and Retail Floorspace	-	
	18.3 - Parking for Town Centres	0	

	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Priority habitat on site: Deciduous woodland. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate' extent according to DAC. Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B). Within Central Corridor Locally Important Strategic Green Belt Area. Site is in the Archaeological consultation zone (more than 50%). Poor bus access. Good accessibility zone. Convenience shop, PO, pub within 800m walking distance. Within 400m of primary school. Remote from all health services. Submission includes outdoor sport			

GB28 – 170 Bramble Road, Daws Heath

Site ID: 40397 (GB28)	Town: Daws Heath	New Ward: St Michael's	
Site Name: 170 Bramble Road		Old Ward: Victoria	
	Current Use: C3 (Residential)	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Priority habitat within 100m: Deciduous Woodland.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	-	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	-	Waterbody within 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	+	Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3. Minerals safeguarding area.
	4.2 Mineral safeguarding area	--	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	-	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent. Not recommended by 2025 GB consultants for further consideration or as Grey Belt. Within Daws Heath Ring Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Less than 500m from a scheduled monument. Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	-	
	6.4 Archaeological Consultation Zone	--	

7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Lack of scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	--	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	-	Remote from services.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	

14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not within 800m walking distance of employment. The site does not currently host any employment uses or land and has not been submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	0	Less than 24Mbps on site
Conclusion: Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent. Not recommended by 2025 GB consultants for further consideration or as Grey Belt. Within Daws			

Heath Ring Locally Important Strategic Green Belt Area.

Agricultural land classification grade 3.

Minerals safeguarding area. Less than 500m from a scheduled monument.

Site is in the Archaeological consultation zone (more than 50%).

Poor Bus Access.

Low/Very low accessibility zone. More than 800m from either a town centre, or a designated employment area. Remote from all health services. Beyond 800m walking distance from primary school.

GB29 – Ragwod Riding Centre, Daws Heath Road, Daws Heath

Site ID: 40441 (GB29)	Town: Daws Heath	New Ward: St Michael's	
Site Name: Ragwood Riding Centre, Daws Heath Road		Old Ward: Victoria	
	Current Use: Horse Riding Centre	Proposed Use: Residential (Private Market; Private Rental; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Ancient woodland on site. LoWS within 100m of the site - Pound Wood
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	--	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	TPOs on site Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	--	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3. Small section within Mineral safeguarding area.
	4.2 Mineral safeguarding area	-	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	-	Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to Green Belt consultants DAC Planning. Not recommended by GB consultants for further consideration and not classed as Grey Belt.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-/--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	

of historical and archaeological importance and their settings.	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/-	Limited Scope to face buildings south. Given layout of site most likely to be east/west facing
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	In an area where (Hadleigh) where there have been complaints about aircraft noise
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+ /?	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	- /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets and pub within 800m walking distance. Beyond 800m walking distance from PO .
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	- /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Generally remote from health services
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	

	13.7 Proximity to Leisure Centre	+	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school. Within 800m walking distance of secondary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	+	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site
Conclusion: Ancient woodland on site. Local Wildlife Site within 100m of the site - Pound Wood.			

TPOs on site. Agricultural land classification grade 3.

Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area.

Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to Green Belt consultants DAC Planning.

Not recommended by GB consultants for further consideration and not classed as Grey Belt.

Site is in the Archaeological consultation zone (more than 50%).

Fair Bus Access. Low/Very low accessibility zone.

GB30 – Land off Netherfield, Thundersley

Site ID: 40362 (GB30)	Town: Thundersley	New Ward: Thundersley South	
Site Name: Land off Netherfield		Old Ward: Boyce	
	Current Use: Mixed Use - Residential Garden, Parking and Greenfield	Proposed Use: Residential (Private Market)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	+	Local Wildlife Site on site - Badger Hall Wood On site Priority Habitats: Deciduous Woodland, Additional habitats present.
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	Mostly Green Belt Rural location. Tree Protection Order on site - area and point TPOs.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-/--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B). Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	-	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	

7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Lack of scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site)
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	0	Beyond 800m walking distance of train station. Good bus access. Good accessibility zone
	10.2 Bus Stops	+	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	+ /?	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	++	Convenience shop within 400m, more remote from other services (PO, Pub).
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	--	More than 800m from either a town centre, or a designated employment area
	12.2 Community Use	0	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	

14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would probably meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school. Within 800m of USP College.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	+	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	-	Not within 800m walking distance of employment. The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.
Conclusion: Local Wildlife Site on site - Badger Hall Wood On site Priority Habitats: Deciduous Woodland, Additional habitats present. Tree Protection Order on site - area and point TPOs. Agricultural land classification grade 3.			

Mostly Green Belt Rural location. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B).
Within Central Corridor Locally Important Strategic Green Belt Area.
Site is in the Archaeological consultation zone (more than 50%).
Good bus access. Good accessibility zone. Convenience shop within 400m, more remote from other services (PO, Pub). More than 800m from either a town centre, or a designated employment area. Remote from all health services. Beyond 800m walking distance from primary school. Not within 800m walking distance of employment.

GB31 – Glyders Meadow, Benfleet

Site ID: 40041 (GB31)	Town: Benfleet	New Ward: St Marys	
Site Name: Glyders Meadow		Old Ward: Boyce	
	Current Use:	Proposed Use:	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	--	
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+/?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody		
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location 25-50% Contiguous with urban edge. Abuts historic natural landscape area. TPOs within 15m (rpa).
	3.2 Area Type	-	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	-	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	++	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to GB consultants DAC Planning and smaller area recommended for both further consideration and to be classed as Grey Belt (by being less than strong for GB purposes A and B) Within Lateral Strip Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets	6.1. Conservation Areas	+	
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	

of historical and archaeological importance and their settings.	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	--	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality		
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities		
	9.3 Noise		
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones		
	10.2 Bus Stops		
	10.3 Distance to Train Station	+	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	0	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	+	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	
	12.2 Community Use	+ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula		
	13.2 Proximity to GP Surgery	+	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace		
	13.5 Proximity to Pharmacy	-	

	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	--	
	17.2 - Submitted for Employment?	N/a	
	17.3 - Potential Loss or Gain of Employment Land	0	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.

Conclusion: Abuts SSSI. Priority habitats on-site and adjacent. Woodland across much of site.

TPOs at boundary within root protection area.

Green Belt Rural location 25-50% Contiguous with urban edge. 2018: Within a Green Belt parcel meets two GB purposes to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Moderate' extent according to GB consultants DAC Planning Within Central Corridor Locally Important Strategic Green Belt Area.

Abuts historic natural landscape area. Within archaeological consultation zone.

Within 800m of shops and GP surgery. Remote from schools.

GB32 – Land South of Fleet Roundabout, Roscommon Way, Canvey

Site ID: 39933 (GB32)	Town: Canvey	New Ward: Canvey Island Central and Canvey Island Winter Gardens	
Site Name: Land south of Fleet Roundabout, Roscommon Way	Current Use: Greenfield Site	Old Ward: Canvey Island West	Source of Site: Call-for-Sites Submissions
		Proposed Use: Office, Employment (Light Industry; General Industry; Warehousing; Research and Development or Lab Space), Retail, Food and Drink, Commercial Leisure	
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	--	SSSI - slight overlap. Site is partly in an area defined in the draft LNRS (less than 50% within) LoWS on site - Canvey Village Marsh LoWS within 100m of the site - Northwick Farm and Sea Wall Priority Habitat within 100m: Mudflats
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	-/?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	--	
	1.6 Priority Habitats	-	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	--	Waterbody on site
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes.	3.1 TPOs	+	Green Belt Rural location <25% Contiguous with urban edge.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4)To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Canvey Island Strategic Green Belt area. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to GB consultants DAC Planning and a smaller area recommended for further consideration and classed as Grey Belt (by being less than strong for GB purposes A and B)
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	

			Within Central Corridor Locally Important Strategic Green Belt Area.
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	No identified heritage constraints
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	-	Given the context of the site it is unlikely buildings would face south. Western side of plot likely buildings would face south-east
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	-	Site is within 19m of the sea defences Site contains more than 80% Flood zone 2 or a minimum of 10% of Flood Zone 3a / 3b. Surface water hotspot.
	8.2 Tidal and Fluvial flooding	--	
	8.3 Sea Defences	--	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	No identified issues
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	+	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Poor Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	--	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	--	
	10.5 - Scope for Mixed Use	++ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets within 800m. Further than 800m from both PO and pub. Marginal overlap with adjacent open space
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	-	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. The site does not host a community use currently but has been submitted for a potential community use facility - Commercial Leisure.
	12.2 Community Use	++ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Remote from all health services.

	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/-	Does probably not meet AH threshold (Negative if mixed use), but would probably meet threshold (positive) if it were wholly residential.
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	++	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	0	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	++	Designated employment area within 400m. The site does not currently host any employment uses or land, but it has been submitted to include these if developed.
	17.2 - Submitted for Employment?	+	
	17.3 - Potential Loss or Gain of Employment Land	++ /?	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	-	The site would host town centre functions but is not well related to a defined town centre
	18.2 - Town Centre Functions and Retail Floorspace	-	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre

20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	0	Superfast broadband adjacent to the site but is not currently within it.
Conclusion: SSSI - slight overlap. Site is partly in an area defined in the draft LNRS (less than 50% within) Local Wildlife Site on site - Canvey Village Marsh and also within 100m of the site - Northwick Farm and Sea Wall Priority Habitat within 100m: Mudflats. Waterbody on site. Agricultural land classification grade 3. Green Belt Rural location <25% Contiguous with urban edge. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Canvey Island Strategic Green Belt area. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to GB consultants DAC Planning and a smaller area recommended for further consideration and classed as Grey Belt (by being less than strong for GB purposes A and B) Within Central Corridor Locally Important Strategic Green Belt Area. Site is within 19m of the sea defences Site contains more than 80% Flood zone 2 or a minimum of 10% of Flood Zone 3a / 3b. Surface water hotspot. Poor Bus Access. Low/Very low accessibility zone.			

GB33 – Land West of Kingsley Lane, Thundersley

Site ID: 40170 (GB33)	Town: Thundersley	New Ward: Thundersley North	
Site Name: Land west of Kingsley Lane		Old Ward: St Peter's	
	Current Use: Greenfield Site	Proposed Use: Residential (Private Market; Private Rental; Affordable; Specialist), Office, Employment (Light Industrial), Retail, Food and Drink, Commercial Leisure, Other	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	--	SSSI within 50m LoWS within 100m of the site - Thundersley Great Common Wood
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	-	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	-	Green Belt Rural location 25-50% Contiguous with urban edge.
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	--	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to Green Belt consultants DAC Planning. Not recommended by GB consultants for further consideration and not classed as Grey Belt. Within Central Corridor Locally Important Strategic Green Belt Area.
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	

6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	No identified heritage constraints
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	+	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	0/-	Limited Scope to face buildings south. Given layout of site most likely to be south-east facing
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	-	
	10.5 - Scope for Mixed Use	++ /?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets within 800m. Further than 800m from both PO and pub.
	11.2 Proximity a Post Office?	-	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	+	Within 400m of either a town centre, or a designated employment area. The site does not host a community use currently but has been submitted for a potential community use facility - Commercial Leisure.
	12.2 Community Use	++ /?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	--	Generally remote from most health services
	13.2 Proximity to GP Surgery	-	
	13.3 Capacity of local GP Surgery	-	

	13.4 - Loss or Gain of GP Floorspace	?	
	13.5 Proximity to Pharmacy	-	
	13.6 Proximity to Dentists	+	
	13.7 Proximity to Leisure Centre	+	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Beyond 800m walking distance from primary school.
	16.2 Proximity to Primary school	-	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land, but it has been submitted to include these if developed.
	17.2 - Submitted for Employment?	+	
	17.3 - Potential Loss or Gain of Employment Land	++	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	-	The site would host town centre functions but is not well related to a defined town centre
	18.2 - Town Centre Functions and Retail Floorspace	-	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	+	Ultrafast broadband surrounds the site but is not currently within it.

Conclusion: SSSI within 50m

LoWS within 100m of the site - Thundersley Great Common Wood.

Agricultural land classification grade 3.

Green Belt Rural location 25-50% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent.

2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to Green Belt consultants DAC Planning. Not recommended by GB consultants for further consideration and not classed as Grey Belt.

Within Central Corridor Locally Important Strategic Green Belt Area.

Fair Bus Access.

Low/Very low accessibility zone. Beyond 800m walking distance from primary school. Convenience shopping outlets within 800m. Further than 800m from both PO and pub.

Generally remote from most health services

GB34 – Grandview Stables, Grandview Road, Thundersley

Site ID: 40470 (GB34)	Town: Thundersley	New Ward: North Thundersley	
Site Name: Grandview Stables, Grandview Road		Old Ward: St Peter's	
	Current Use: Horse Riding Centre	Proposed Use: Residential (Private Market; Affordable)	Source of Site: Call-for-Sites Submissions
1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSI	0	Priority Habitats on site: Deciduous Woodland. Within 500m of an SSSI
	1.2 Proximity to International Sites	+	
	1.3. Local Nature Recovery Strategy	+ /?	
	1.4 Ancient Woodland	+	
	1.5 Proximity to Local Wildlife Sites	+	
	1.6 Priority Habitats	--	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity to Waterbody	+	No waterbody within a 100m
	2.2 Within area of serious water stress	-	
	2.3 Capacity at Water Recycling Centre	+	
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes.	3.1 TPOs	--	TPO on site Green Belt Rural location 25-50% Contiguous with urban edge
	3.2 Area Type	--	
	3.3 Relationship to the Edge of the Urban Area	-	
	3.4 Historic Natural Landscape	+	
4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	4.1 Contaminated land	0	Agricultural land classification grade 3.
	4.2 Mineral safeguarding area	+	
	4.3 Agricultural land quality	-	
5) To contribute to the sustainable use of land	5.1 Is the site brownfield or greenfield	--	2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Moderate' extent according to Green Belt consultants DAC Planning. Recommended by 2025 GB consultants for further consideration stating that "sub-area needs further internal discussion/ agreement". Recommended by DAC consultants to be classed as Grey Belt by being less than strong for GB purposes A and B).
	5.2a Green Belt Overlap	--	
	5.2b Green Belt Overlap (Grey Belt incorporated)	--	
	5.3 Is the site in a Green Belt parcel/sub-area that strongly meets the Green Belt purposes?	--	
	5.4 Locally Important Strategic Green Belt Area	--	

			Within Central Corridor Strategic Green Belt area.
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	6.1. Conservation Areas	+	Site is in the Archaeological consultation zone (more than 50%).
	6.2 Distance to listed buildings	+	
	6.3 Scheduled monuments	+	
	6.4 Archaeological Consultation Zone	--	
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	7.1 Scope to orientate the site layout and buildings to facilitate solar panels and promote thermo-efficiency'	+	Good scope to face buildings south
	7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?	0	
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	8.1 Surface Water Flooding Hotspot	0	No flood risk
	8.2 Tidal and Fluvial flooding	+	
	8.3 Sea Defences	0	
	8.4 Critical Drainage Areas	+	
9) To maintain and enhance air quality in the Borough, reducing contributions to climate change, and reduce noise pollution.	9.1 Air Quality	+	Site would be affected by noise at > 55-69.9dba
	9.2 Is the site at risk of being negatively affected by close proximity to Waste Management Facilities	+	
	9.3 Noise	-	
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones	--	Beyond 800m walking distance of train station. Fair Bus Access. Low/Very low accessibility zone.
	10.2 Bus Stops	0	
	10.3 Distance to Train Station	-	
	10.4 Urban Permeability	-	
	10.5 - Scope for Mixed Use	0/?	
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Proximity to convenience shopping?	+	Convenience shopping outlets and PO within 800m walking distance. No pub in walking distance.
	11.2 Proximity a Post Office?	+	
	11.3 Proximity to a Pub, Bar or Inn?	-	
	11.4 Loss of local open space?	0	
12) To reduce levels of deprivation and disparity and social exclusion	12.1 Distance to Employment Opportunities (Town Centre or Employment Area)	-	Within 800m of either a town centre, or a designated employment area
	12.2 Community Use	-/?	
13) To improve the population's health and reduce health inequalities.	13.1 ANGSt (Accessible Natural Greenspace) Updated formula	0	GP and Pharmacy within walking distance, but remote from Dentist and Gym/Leisure Centre. Conforms to 3 in 4 of ANGSt criteria
	13.2 Proximity to GP Surgery	+	

	13.3 Capacity of local GP Surgery	-	
	13.4 - Loss or Gain of GP Floorspace	0	
	13.5 Proximity to Pharmacy	+	
	13.6 Proximity to Dentists	-	
	13.7 Proximity to Leisure Centre	-	
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.	14.1 Provision of Affordable Housing (Based on size of site and capacity).	+/?	Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes
15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development	15.1 Utilities: Electricity Infrastructure	?	No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) (Source IDP)
	15.2 Utilities: Gas Infrastructure	?	
16) To improve the education and skills of the population	16.1 Primary Schools places	+	Within 800m of primary school.
	16.2 Proximity to Primary school	+	
	16.3. Secondary schools places	+	
	16.4 Proximity to Secondary school	-	
	16.5 Early Years Education Provision Availability	-	
	16.6 Proximity to Further Education	-	
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local SA Objective economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	17.1 Proximity to employment area	0	The site does not currently host any employment uses or land and has not be submitted to include these.
	17.2 - Submitted for Employment?	-	
	17.3 - Potential Loss or Gain of Employment Land	-	
18) To maintain and enhance the vitality and viability of town and retail centres	18.1 - Town Centre Location	0	
	18.2 - Town Centre Functions and Retail Floorspace	0/+	
	18.3 - Parking for Town Centres	0	
	18.4 - Improvement to public realm in a Town Centre or Primary Shopping Area	N/A	
19) To promote the sustainable management of waste	19.1 - Proximity to Household Waste and Recycling Centres	-	Beyond 1km of a household waste and recycling centre
20) To ensure that the digital infrastructure available meets the needs of current and future generations	20.1 Fibre Broadband Availability	++	Ultrafast broadband already within the site

Conclusion: Priority Habitats on site: Deciduous Woodland.

Within 500m of an SSSI.

TPO on site

Agricultural land classification grade 3.

Green Belt Rural location 25-50% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Moderate' extent according to Green Belt consultants DAC Planning. Recommended by 2025 GB consultants for further consideration stating that "sub-area needs further internal discussion/ agreement". Recommended by DAC consultants to be classed as Grey Belt by being less than strong for GB purposes A and B).

Within Central Corridor Strategic Green Belt area.

Site is in the Archaeological consultation zone (more than 50%).

Fair Bus Access.

Low/Very low accessibility zone. Convenience shopping outlets and PO within 800m walking distance. GP and Pharmacy within walking distance. Within 800m of primary school.

More remote from other key services.