



**Strategic Land Availability Assessment (SLAA)  
Benfleet, Hadleigh, Thundersley and Daws Heath  
Site Assessments**

**July 2025**

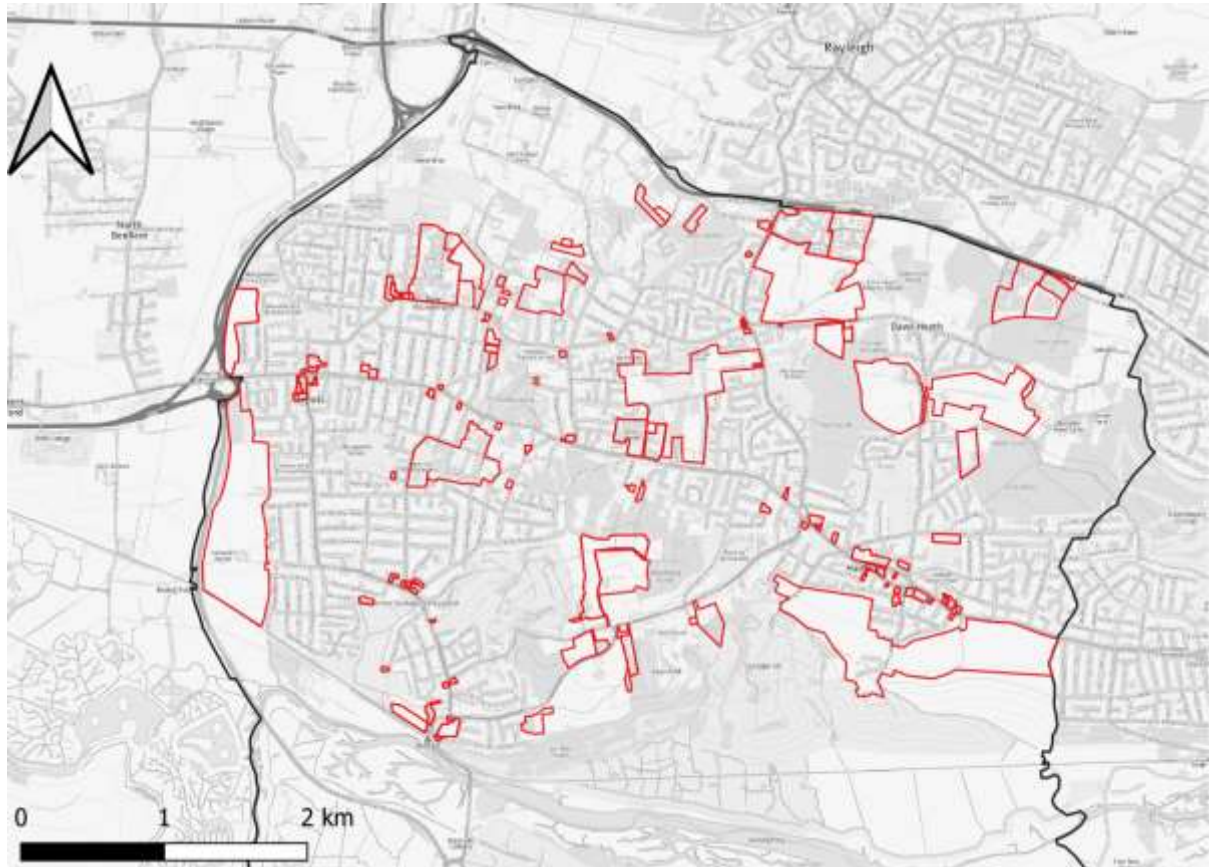


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# 1. Introduction

1.1 This document assesses a number of sites within Benfleet, Hadleigh and Thundersley. This should be read alongside the SLAA Overview Report.



## 2. Benfleet – A13

| Site ID | Land on the northeast corner of London Road/Kents Hill Road junction, 323-329 London Road |     | Site Source      |
|---------|---|-----|------------------|
| 40196   | Benfleet  | A13 | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a  |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation? | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|-------------|----------------|
|                                  |           |       | SSSI/SPA/Ramsar 250m Buffer Zone                         |             |                |
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site                 |             | Y              |
| Protected Species                | 6         | 6     | No species present                                       |             | Y              |
| TPOs                             | 4         | 4     | No TPOs  |             | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |             | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |             | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |             | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |             | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |             | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |             | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |             | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |             | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |             | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |             | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |             | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |             | Y              |

| Suitability Criteria | Max Score | Score | Description             | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------------------|---------------------------------|----------------|
| Public Open Space    | 6         | 6     | Not publicly accessible |                                 | Y              |
|                      |           |       |                         | Suitability Score (unmitigated) | 69             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.09           | 0.09        | null                  | 12                      | 9        | 112                                   | 20% non residential    |





| Site ID | Maharaja Restaurant, 358 London Road |     | Site Source              |
|---------|--------------------------------------|-----|--------------------------|
| 40271   | Benfleet                             | A13 | Brownfield Register 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>73</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.12           | 0.12        | null                  | 15                      | 12       | 142                                   | 20% non residential    |



| Site ID | Canvey Supply, 223 London Road |     | Site Source |
|---------|--------------------------------|-----|-------------|
| 40081   | Benfleet                       | A13 | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>73</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.64           | 0.64        | null                  | 80                      | 64       | 785                                   | 20% non residential    |



|                |  |            |                    |
|----------------|--|------------|--------------------|
| <b>Site ID</b> | <b>312-320 London Rd (Queen Bee's)</b> |            | <b>Site Source</b> |
| <b>40514</b>   | <b>Benfleet</b>                        | <b>A13</b> | <b>CFS 2024</b>    |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>                            | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 6            | Not within or near a Local Wildlife Site                                     |   | Y                     |
| <b>Protected Species</b>            | 6                              | 6            | No species present   |   | Y                     |
| <b>TPOs</b>                         | 4                              | 4            | No TPOs  |   | Y                     |
| <b>Conservation Area</b>            | 2                              | 2            | Not within or near a conservation area                                       |   | Y                     |
| <b>Listed Buildings</b>             | 2                              | 2            | Not a listed building and not near a listed building                         |   | Y                     |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>73</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |



| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.22           | 0.22        | null                  | 28                      | 22       | 274                                   | 20% non residential    |



### 3. Benfleet – Suburban

| Site ID | Land to rear of Hoy and Helmet |                     | Site Source |
|---------|--------------------------------|---------------------|-------------|
| 40103   | Benfleet                       | Suburban - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description                                       | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|---|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 0     | Inside Flood Risk Zone 3a (Tidal and Fluvial)     | Site is within flood risk zone 3b and is not suitable for development.   | N              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |   |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |   |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |   |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |   |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site         | Provide upgrades to broadband  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 3     | Adjacent to a SSSI/SPA/Ramsa                      |  | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
|                             |           |       | r 250m Buffer Zone                                 |  |                |
| <b>Local Wildlife Sites</b> | 6         | 3     | Within 100m of a Wildlife Site                     | Proposals should consider any impact of the development on the nearby local wildlife site.   | Y              |
| <b>Protected Species</b>    | 6         | 6     | No species present                                 |  | Y              |
| <b>TPOs</b>                 | 4         | 0     | 3 or more TPOs on site                             | TPOs to be incorporated and protected through any potential development, including any tree protection distances.  | Y              |
| <b>Conservation Area</b>    | 2         | 0     | Within a conservation area                         | Proposals to integrate the recommendations of the South Benfleet Conservation Area Appraisal Management Plan   | Y              |
| <b>Listed Buildings</b>     | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 0     | Greenfield   | Provide upgrades to broadband                                    | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>                           | <b>45</b>      |

#### Additional Suitability Comments

Site is within flood zone 3b.

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | N         |

| Site Size (Ha) |             | Reasons for reduction                  | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|--|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |  | 100% resi               | 80% resi |                                       |                        |
| 0.64           | 0.00        | Flood Risk Zone 3b (Tidal and Fluvial) | 0                       | N/A      | null                                  | 100% Resi              |



| Site ID | Manor Trading Estate |                     | Site Source      |
|---------|----------------------|---------------------|------------------|
| 40220   | Benfleet             | Suburban - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsa                                       |  | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       | r 250m Buffer Zone                                 |  |                |
| <b>Local Wildlife Sites</b>             | 6         | 3     | Within 100m of a Wildlife Site                     | Proposals should consider any impact of the development on the nearby local wildlife site.   | Y              |
| <b>Protected Species</b>                | 6         | 6     | No species present                                 |  | Y              |
| <b>TPOs</b>                             | 4         | 0     | 3 or more TPOs on site                             | TPOs to be incorporated and protected through any potential development, including any tree protection distances.  | Y              |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area             |  | Y              |
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument           |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 2     | Not in an archaeological consultation zone         |  | Y              |



| Suitability Criteria        | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Air Quality                 | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                       | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land           | 2         | 1     | Identified as potentially contaminated                   | Contaminated land assessment and remediation                       | Unknown        |
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation | 4         | 0     | In employment area designation                           | Implications to loss of employment should be tested at Plan level. | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b>                             | <b>58</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) | Reasons for reduction | Assumed Density (units) | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|

| Gross | Developable |      | 100% resi | 80% resi |      |           |
|-------|-------------|------|-----------|----------|------|-----------|
| 14.99 | 14.99       | null | 1050      | N/A      | null | 100% Resi |



| Site ID | South of Brook Road |                     | Site Source |
|---------|---------------------|---------------------|-------------|
| 40401   | Benfleet            | Suburban - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description                                       | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|---|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 0     | Inside Flood Risk Zone 3a (Tidal and Fluvial)     | Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |   |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |   |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |   |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |   |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation? | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|-------------|----------------|
| Broadband Coverage               | 2         | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |             | Y              |
| SSSI / SPA / Ramsar Sites        | 6         | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |             | Y              |
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site                                     |             | Y              |
| Protected Species                | 6         | 6     | No species present   |             | Y              |
| TPOs                             | 4         | 4     | No TPOs  |             | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                                       |             | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building                         |             | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                                     |             | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone                                   |             | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30                              |             | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)   |             | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination   |             | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope  |             | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance  |             | Y              |
| Sustainable accessibility        | 4         | 2     | Within 800m of a bus stop with at  |             | Y              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|--|----------------|
|                             |           |       | least one bus per hour             |  |                |
| Brownfield                  | 6         | 0     | Greenfield                         |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible            |  | Y              |
|                             |           |       |                                    | <b>Suitability Score (unmitigated)</b> | <b>60</b>      |

#### Additional Suitability Comments

Due to the existing residential uses on the site, net development capacity of this site is below the threshold of 6 units and is therefore too small to proceed to an allocation. The site also falls within 400m of a water recycling centre and therefore would require consultation with relevant bodies.

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | N         |

| Site Size (Ha) |             | Reasons for reduction                                  | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|--|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |  | 100% resi               | 80% resi |                                       |                        |
| 0.13           | 0.00        | Water Recycling Centre Consultation Zone (400m Buffer) | 0                       | N/A      | null                                  | 100% Resi              |



| Site ID | Land to rear of 159-169 Church Road |                     | Site Source |
|---------|-------------------------------------|---------------------|-------------|
| 40429   | Benfleet                            | Suburban - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

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|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 1.12           | 1.12        | null                  | 78                      | 63       | 765                                   | 20% non residential    |



| Site ID | 159-169 Church Road |                     | Site Source      |
|---------|---------------------|---------------------|------------------|
| 40509   | Benfleet            | Suburban - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>77</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) | Reasons for reduction | Assumed Density (units) | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|
|                |                       |                         |                                       |                        |

| Gross | Developable |      | 100% resi | 80% resi |     |                     |
|-------|-------------|------|-----------|----------|-----|---------------------|
| 0.40  | 0.40        | null | 28        | 23       | 275 | 20% non residential |



| Site ID | Rear of 179-181 Church Road |                     | Site Source              |
|---------|-----------------------------|---------------------|--------------------------|
| 40267   | Benfleet                    | Suburban - Mainland | Brownfield Register 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme           | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| <b>Brownfield</b>                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| <b>Employment Area Designation</b>      | 4         | 0     | In employment area designation                           | Implications to loss of employment   | Y              |



| Suitability Criteria | Max Score | Score | Description             | Mitigation?                            | Suitable (Y/N) |
|----------------------|-----------|-------|-------------------------|--|----------------|
|                      |           |       |                         | should be tested at Plan level.        |                |
| Public Open Space    | 6         | 6     | Not publicly accessible |  | Y              |
|                      |           |       |                         | <b>Suitability Score (unmitigated)</b> | <b>69</b>      |

| Additional Suitability Comments  |
|--|
| Due to the location of the site, there may be scope to increase density. |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Deliverable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.31           | 0.31        | null                  | 22                      |          |                                       | 100% Resi              |



| Site ID | Richmond Avenue Car Park |                     | Site Source |
|---------|--------------------------|---------------------|-------------|
| 40511   | Benfleet                 | Suburban - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|---|----------------|
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site                 |   | Y              |
| Protected Species                | 6         | 6     | No species present                                       |   | Y              |
| TPOs                             | 4         | 4     | No TPOs  |   | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |   | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |   | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |   | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |   | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |   | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |   | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |   | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |   | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |   | Y              |
| Sustainable accessibility        | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |   | Y              |
| Brownfield                       | 6         | 0     | Greenfield   |   | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |   | Y              |
| Public Open Space                | 6         | 0     | Publicly accessible                                      | This site provides parking for the South Benfleet playing | Y              |

| Suitability Criteria | Max Score | Score | Description | Mitigation?   | Suitable (Y/N) |
|----------------------|-----------|-------|-------------|---|----------------|
|                      |           |       |             | fields, any development on this site should provide enhancements to the quality of South Benfleet playing fields. |                |
|                      |           |       |             | <b>Suitability Score (unmitigated)</b>  | <b>60</b>      |

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|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.39           | 0.39        |                       | 22                      | N/A      | null                                  | 100% Resi              |



| Site ID | L/a Villa Park, Tarmarisk |                     | Site Source |
|---------|---------------------------|---------------------|-------------|
| 40513   | Benfleet                  | Suburban - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot        | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                    | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--------------------------------|----------------|
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site                 |                                | Y              |
| Protected Species                | 6         | 6     | No species present                                       |                                | Y              |
| TPOs                             | 4         | 4     | No TPOs  |                                | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |                                | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |                                | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |                                | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |                                | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |                                | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |                                | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |                                | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |                                | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |                                | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |                                | Y              |
| Brownfield                       | 6         | 0     | Greenfield   | Provide upgrades to broadband  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |                                | Y              |
| Public Open Space                | 6         | 0     | Publicly accessible                                      | This land is adjacent to Villa | Y              |

| Suitability Criteria | Max Score | Score | Description | Mitigation?  | Suitable (Y/N) |
|----------------------|-----------|-------|-------------|--|----------------|
|                      |           |       |             | Park, any development of this site should provide enhancements to the quality of nearby open spaces. |                |
|                      |           |       |             | <b>Suitability Score (unmitigated)</b>   | <b>60</b>      |

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|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.14           | 0.14        | null                  | 10                      | N/A      | null                                  | 100% Resi              |



| Site ID | South of South Benfleet Playing Fields |                     | Site Source |
|---------|--|---------------------|-------------|
| 40476   | Benfleet                               | Suburban - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 0     | Inside Flood Risk Zone 2 (Tidal and Fluvial)             | The site falls entirely within flood zone 3b and is unsuitable for development.  | N              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot        | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
| <b>Local Wildlife Sites</b>             | 6         | 0     | Within a Local Wildlife Site                       | Further investigations required into any potential harm to habitat with full mitigation implemented.   | Unknown        |
| <b>Protected Species</b>                | 6         | 0     | Species present                                    | Further investigations required into any potential harm to wildlife with full mitigation implemented   | Unknown        |
| <b>TPOs</b>                             | 4         | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>                | 2         | 0     | Not within or near a conservation area             | Proposals to integrate the recommendations of the South Benfleet Conservation Area Appraisal Management Plan   | Y              |
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument           |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone             | Consultation required and mitigation implemented where necessary   | Y              |

| Suitability Criteria            | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---------------------------------|-----------|-------|--|---|----------------|
| Air Quality                     | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |   | Y              |
| Noise                           | 4         | 2     | 55dB(A)-70dB(A)  |   | Y              |
| Contaminated land               | 2         | 2     | No evidence of contamination                             |   | Y              |
| Topography                      | 2         | 2     | Relatively flat no more than 6% slope                    |   | Y              |
| Service Accessibility Score     | 4         | 2     | Some services within walking distance                    |   | Y              |
| Sustainable accessibility       | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |   | Y              |
| Brownfield                      | 6         | 0     | Greenfield   |   | Y              |
| Employment Area Designation     | 4         | 4     | Not in employment area designation                       |   | Y              |
| Public Open Space               | 6         | 0     | Publicly accessible                                      | This land is within the South Benfleet playing fields, development of this site would reduce publically open space. | N              |
| Suitability Score (unmitigated) |           |       |  |   | 33             |

#### Additional Suitability Comments

The site falls completely within flood zone 3b and is inappropriate for development other than bespoke green uses.

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Developable     | N         |

| Site Size (Ha) | Reasons for reduction | Assumed Density (units) | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|





## 4. Benfleet – Town Centre

| Site ID | Land in the south west corner of London Road and High Road (Tarpots town centre) |               | Site Source      |
|---------|--|---------------|------------------|
| 40197   | Benfleet   | TC - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a  |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
|                                  |           |       | SSSI/SPA/Ramsar 250m Buffer Zone                         |  |                |
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site                 |  | Y              |
| Protected Species                | 6         | 6     | No species present                                       |  | Y              |
| TPOs                             | 4         | 4     | No TPOs  |  | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                              | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site) |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>67</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.88           | 0.88        | null                  | 133                     | 106      | 1293                                  | 20% non residential    |



| Site ID | Church of the Holy Family, High Road |               | Site Source      |
|---------|--------------------------------------|---------------|------------------|
| 40198   | Benfleet                             | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 0     | Greenfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>71</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) | Reasons for reduction | Assumed Density (units) | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|
|                |                       |                         |                                       |                        |

| Gross | Developable |      | 100% resi | 80% resi |     |                     |
|-------|-------------|------|-----------|----------|-----|---------------------|
| 0.37  | 0.37        | null | 56        | 45       | 545 | 20% non residential |





| Site ID | Land on the north west corner of London Road and Rushbottom Lane (Tarpots town centre) |               | Site Source      |
|---------|--|---------------|------------------|
| 40199   | Benfleet   | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>73</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.08           | 0.08        | null                  | 12                      | 10       | 118                                   | 20% non residential    |



| Site ID | Aldi, off Rushbottom Lane |               | Site Source      |
|---------|---------------------------|---------------|------------------|
| 40201   | Benfleet                  | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| Protected Species            | 6                              | 6     | No species present   |  | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site   | TPOs to be incorporated and protected through any potential development, including any | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
|                                  |           |       |  | tree protection distances.             |                |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>68</b>      |

### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.70           | 0.70        | null                  | 105                     | 84       | 1023                                  | 20% non residential    |



| Site ID | Land on the south east corner of London Road and High Road |               | Site Source      |
|---------|--|---------------|------------------|
| 40203   | Benfleet   | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband                 | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |   | Y              |
| Protected Species            | 6                              | 6     | No species present                                       |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                   |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building     |   | Y              |

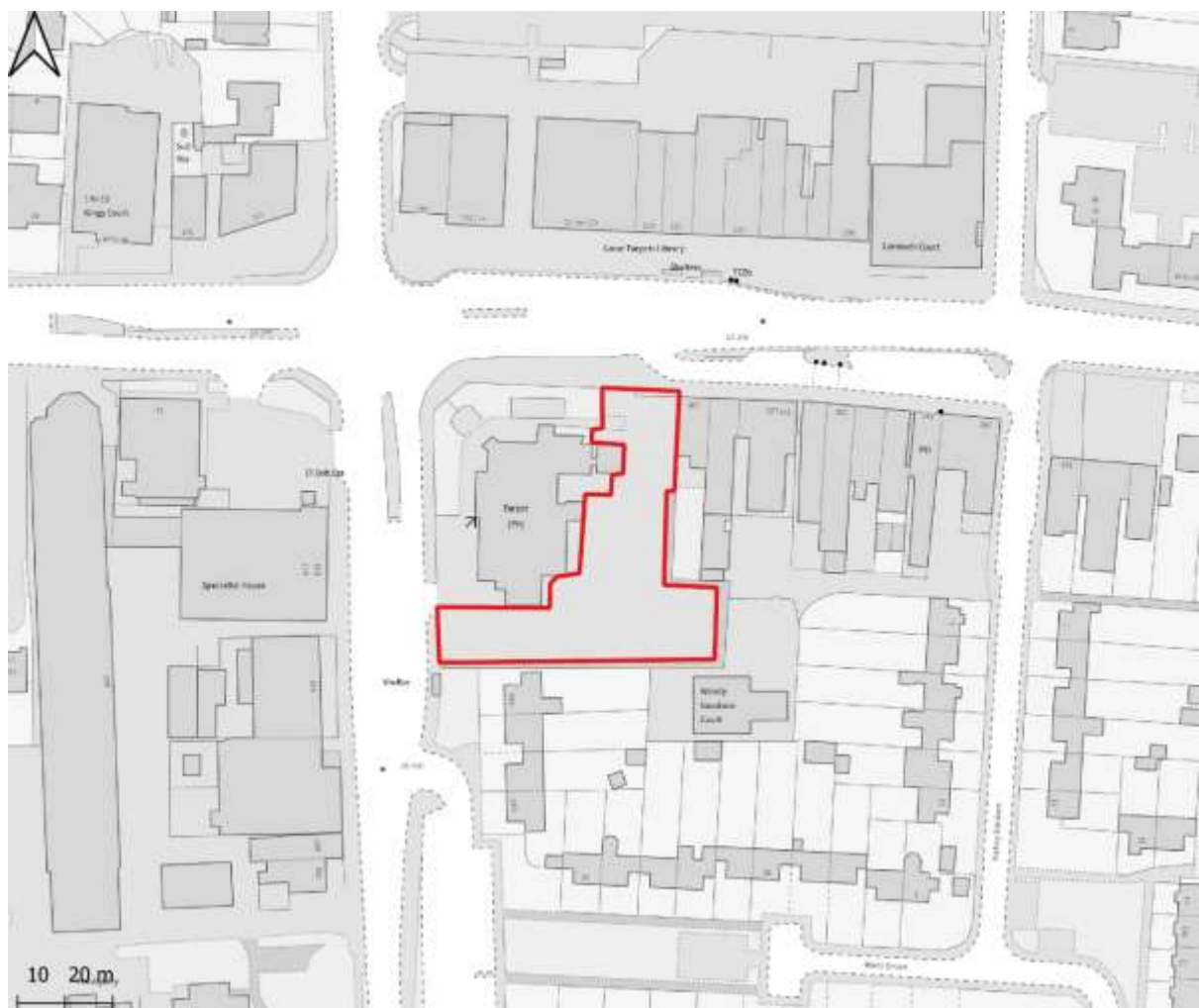


| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   | Provide upgrades to broadband          | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>73</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viability? | Available? | Deliverability? | Suitable? |
|------------|------------|-----------------|-----------|
| Y          | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.15           | 0.15        | null                  | 22                      | 18       | 216                                   | 20% non residential    |



| Site ID | Shell garage, Kents Hill Road |               | Site Source      |
|---------|-------------------------------|---------------|------------------|
| 40205   | Benfleet                      | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |



| Site ID | Benfleet Baptist Church, Kents Hill Road and Constitution Hill |               | Site Source      |
|---------|--|---------------|------------------|
| 40206   | Benfleet   | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |



| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.13           | 0.13        | null                  | 19                      | 15       | 185                                   | 20% non residential    |



| Site ID | Land between Constitution Hill and Thundersley Park Road (South Benfleet Library and Dental Care Group) |               | Site Source      |
|---------|---|---------------|------------------|
| 40207   | Benfleet  | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of     | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| <b>Brownfield</b>                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|---------------------------------|----------------|
| Employment Area Designation | 4         | 4     | Not in employment area designation |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible            |                                 | Y              |
|                             |           |       |                                    | Suitability Score (unmitigated) | 73             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.15           | 0.15        | null                  | 23                      | 18       | 225                                   | 20% non residential    |



| Site ID | Telephone Exchange, Thundersley Park Road |               | Site Source      |
|---------|---|---------------|------------------|
| 40208   | Benfleet                                  | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

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| <b>Additional Suitability Comments</b> |
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| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |



| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.21           | 0.21        | null                  | 32                      | 25       | 310                                   | 20% non residential    |





| Site ID | Benfleet Surgery, Constitution Hill |               | Site Source      |
|---------|-------------------------------------|---------------|------------------|
| 40209   | Benfleet                            | TC - Mainland | Site search 2024 |

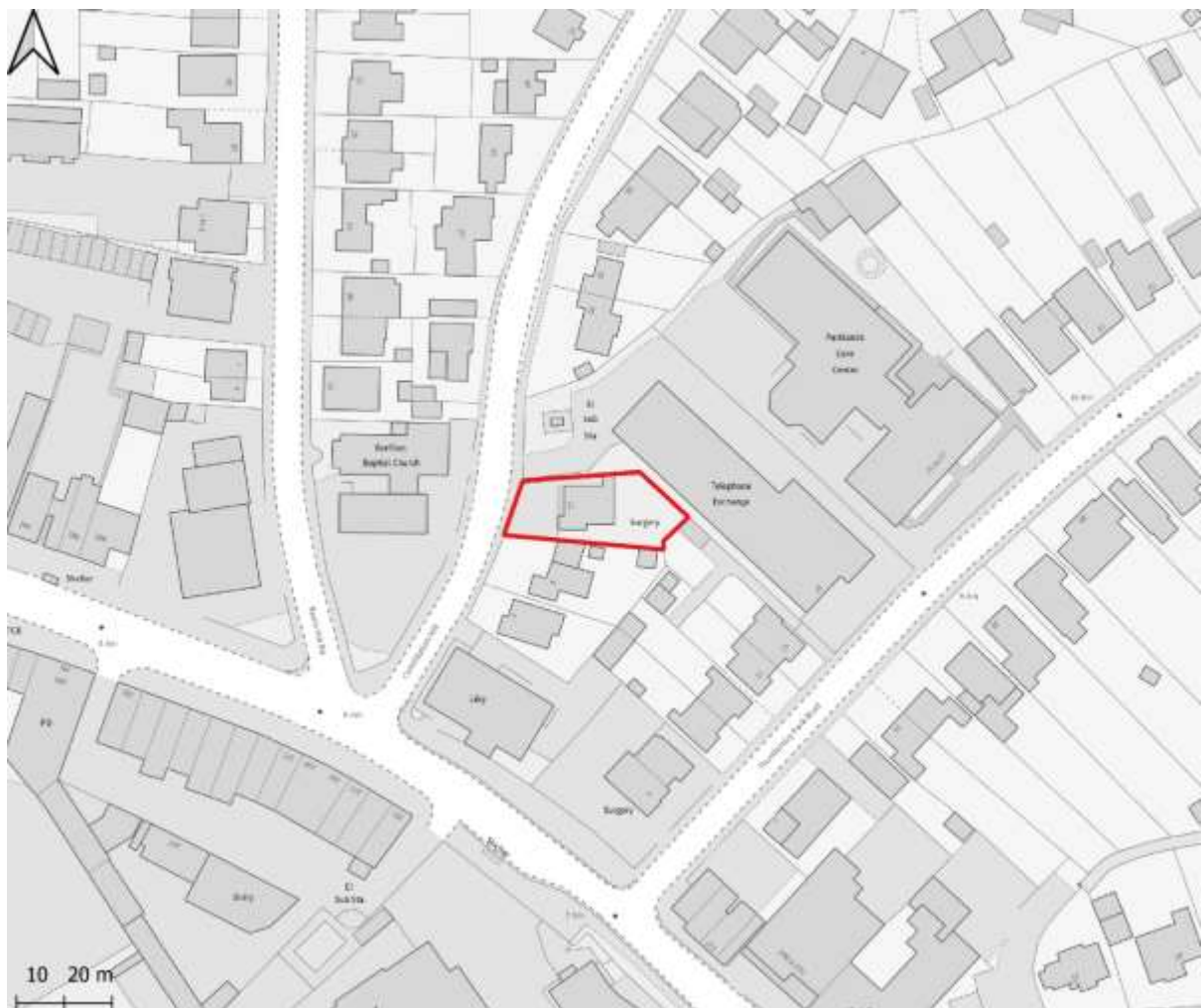
| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

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| <b>Additional Suitability Comments</b> |
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| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.05           | 0.05        | null                  | 7                       | 5        | 67                                    | 20% non residential    |



| Site ID | 188-190 High Road |               | Site Source      |
|---------|-------------------|---------------|------------------|
| 40210   | Benfleet          | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>                           | <b>75</b>      |

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| <b>Additional Suitability Comments</b> |
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| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.07           | 0.07        | null                  | 10                      | 8        | 101                                   | 20% non residential    |



| Site ID | Sainsburys, High Road |               | Site Source      |
|---------|-----------------------|---------------|------------------|
| 40212   | Benfleet              | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

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|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |



| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.15           | 0.15        | null                  | 22                      | 18       | 217                                   | 20% non residential    |



| Site ID | South Benfleet Social Club, 6 Vicarage Hill |               | Site Source      |
|---------|---|---------------|------------------|
| 40215   | Benfleet                                    | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme                                    | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| Protected Species            | 6                              | 6     | No species present   |  | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |  | Y              |
| Conservation Area            | 2                              | 1     | Within 100m of a conservation area   | Proposals to consider development impact to the South Benfleet Conservation Area | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>73</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.16           | 0.16        | null                  | 23                      | 19       | 227                                   | 20% non residential    |



| Site ID | 61 High Road (T Cribb funeral directors) |               | Site Source      |
|---------|--|---------------|------------------|
| 40216   | Benfleet                                 | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme                                    | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| Protected Species            | 6                              | 6     | No species present   |  | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |  | Y              |
| Conservation Area            | 2                              | 1     | Within 100m of a conservation area   | Proposals to consider development impact to the South Benfleet Conservation Area | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>                           | <b>71</b>      |

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| <b>Additional Suitability Comments</b> |
|  |



| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.13           | 0.13        | null                  | 20                      | 16       | 194                                   | 20% non residential    |



|                |                          |                      |                                 |
|----------------|--------------------------|----------------------|---------------------------------|
| <b>Site ID</b> | <b>87-97 High Street</b> |                      | <b>Site Source</b>              |
| <b>40264</b>   | <b>Benfleet</b>          | <b>TC - Mainland</b> | <b>Brownfield Register 2024</b> |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 0            | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 0            | Within a SSSI/SPA/Ramsar 250m Buffer Zone                                    | Any proposal should consider the impact to the SSSI and  | Y                     |



| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | implement any mitigation.  |                |
| <b>Local Wildlife Sites</b>             | 6         | 3     | Within 100m of a Wildlife Site                     | Proposals should consider any impact of the development on the nearby local wildlife site.   | Y              |
| <b>Protected Species</b>                | 6         | 6     | No species present                                 |  | Y              |
| <b>TPOs</b>                             | 4         | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>                | 2         | 0     | Within a conservation area                         | Proposals to integrate the recommendations of the South Benfleet Conservation Area Appraisal Management Plan   | Y              |
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument           |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone             | Consultation required and mitigation implemented where necessary   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Air Quality                 | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                       | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land           | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>57</b>      |

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|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.13           | 0.13        | null                  | 19                      | 15       | 184                                   | 20% non residential    |



| Site ID | Land on the north east corner of London Road and Rushbottom Lane |               | Site Source      |
|---------|--|---------------|------------------|
| 40275   | Benfleet   | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>75</b>      |

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| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) | Reasons for reduction | Assumed Density (units) | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|
|                |                       |                         |                                       |                        |

| Gross | Devel<br>opable |      | 100%<br>resi | 80%<br>resi |     |                        |
|-------|-----------------|------|--------------|-------------|-----|------------------------|
| 0.24  | 0.24            | null | 36           | 29          | 354 | 20% non<br>residential |



| Site ID | School Lane Car Park and 1-5 High Street |               | Site Source      |
|---------|--|---------------|------------------|
| 40299   | Benfleet                                 | TC - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme  | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 0     | Within a SSSI/SPA/Ramsar 250m Buffer Zone                                    | Any proposal should consider the impact to the SSSI and implement any mitigation.          | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 3     | Within 100m of a Wildlife Site   | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>            | 2                              | 0     | Within a conservation area   | Proposals to integrate the   | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | recommendations of the South Benfleet Conservation Area Appraisal Management Plan  |                |
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument           |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone             | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30    |  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                 |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                       |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope              |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance              |  | Y              |

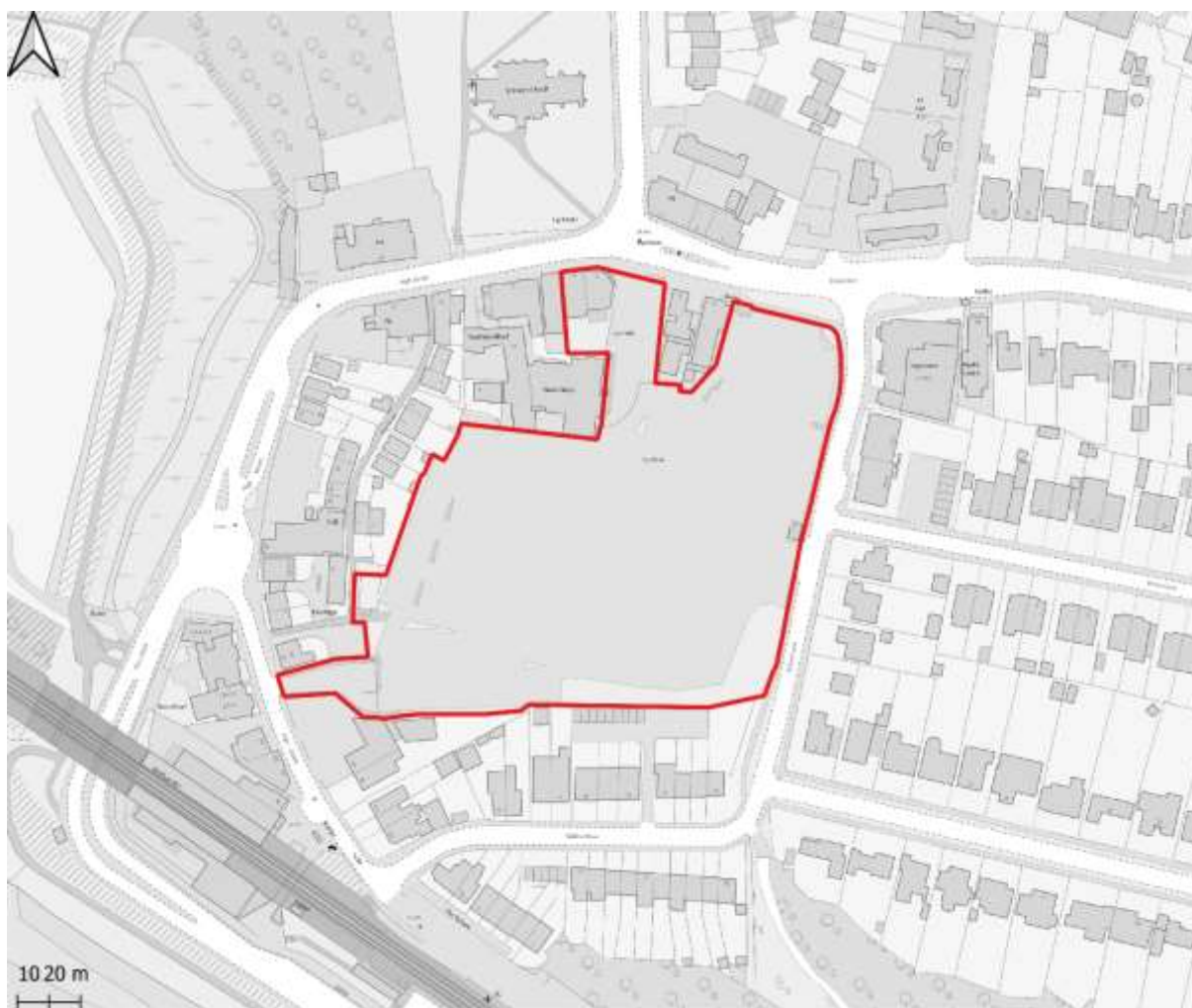


| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|---------------------------------|----------------|
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |                                 | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |                                 | Y              |
|                             |           |       |  | Suitability Score (unmitigated) | 60             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 1.43           | 1.43        | null                  | 215                     | 172      | 2097                                  | 20% non residential    |



| Site ID | Stellisons, High Road |               | Site Source |
|---------|-----------------------|---------------|-------------|
| 40459   | Benfleet              | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | ?              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

#### Additional Suitability Comments

Access to this site is obtained through private land, therefore in order to be suitable this site would need to agree a suitable access plan with agreement from relevant landowners.

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | N         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.07           | 0.07        | null                  | 10                      | 8        | 101                                   | 20% non residential    |



| Site ID | Furniture Kingdom, London Road |               | Site Source              |
|---------|--------------------------------|---------------|--------------------------|
| 40512   | Benfleet                       | TC - Mainland | Brownfield Register 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsa                                       |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation? | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|-------------|----------------|
|                                  |           |       | r 250m Buffer Zone                                       |             |                |
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site                 |             | Y              |
| Protected Species                | 6         | 6     | No species present                                       |             | Y              |
| TPOs                             | 4         | 4     | No TPOs  |             | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |             | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |             | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |             | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |             | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |             | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |             | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |             | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |             | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |             | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |             | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |             | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |             | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |             | Y              |



| Suitability Criteria | Max Score | Score | Description | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------|---------------------------------|----------------|
|                      |           |       |             | Suitability Score (unmitigated) | 72             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Deliverable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.32           | 0.32        | null                  | 48                      | 39       | 470                                   | 20% non residential    |



## 5. Benfleet – Strategic Green Belt

| Site ID | Land off Glebelands         | Site Source |
|---------|-----------------------------|-------------|
| 40168   | BenfleetSuburban - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband                 | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |   | Y              |
| Badger Consultation Zone     | 6                              | 6     | No setts present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                   |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building     |   | Y              |

|   |   |   |  |  |           |
|---|---|---|--|--|-----------|
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument                 |  | Y         |
| <b>Archaeological Consultation Zone</b> | 2 | 2 | Not in an archaeological consultation zone               |  | Y         |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |  | Y         |
| <b>Noise</b>                            | 4 | 0 | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y         |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                             |  | Y         |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                    |  | Y         |
| <b>Service Accessibility Score</b>      | 4 | 2 | Some services within walking distance                    |  | Y         |
| <b>Sustainable accessibility</b>        | 4 | 2 | Within 800m of a bus stop with at least one bus per hour |  | Y         |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield   |  | Y         |
| <b>Employment Area Designation</b>      | 4 | 4 | Not in employment area designation                       |  | Y         |
| <b>Public Open Space</b>                | 6 | 6 | Not within or near Public Open Land                      |  | Y         |
|   |   |   |  | <b>Suitability Score (unmitigated)</b>   | <b>63</b> |

#### Additional Suitability Comments

Developable site area has been reduced due to site falling within 400m of a Water Recycling Centre and therefore would require consultation with relevant bodies.

| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
|----------------|-------------------|---------------------|------------------|
| Y              | Yes               | ?                   | ?                |

| Site Size (Ha) |             | Reasons for reduction                                  | Assumed Density (units) |       |
|----------------|-------------|--|-------------------------|-------|
| Gross          | Developable |  | 50dph                   | 30dph |
| 7.5            | 4.31        | Water Recycling Centre Consultation Zone (400m Buffer) | 215                     | 129   |



| Site ID | Land west of Benfleet       | Site Source |
|---------|-----------------------------|-------------|
| 40496   | BenfleetSuburban - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Badger Consultation Zone     | 6                              | 6     | No setts present   |   | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site   | TPOs to be incorporated and protected through any potential development, including any tree protection distances. | Y              |

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| <b>Conservation Area</b>                | 2 | 2 | Not within or near a conservation area                        |   | Y |
| <b>Listed Buildings</b>                 | 2 | 2 | Not a listed building and not near a listed building          |   | Y |
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument                      |   | Y |
| <b>Archaeological Consultation Zone</b> | 2 | 2 | Not in an archaeological consultation zone                    |   | Y |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30               |   | Y |
| <b>Noise</b>                            | 4 | 2 | 55dB(A)-70dB(A)   |   | Y |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                                  |   | Y |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                         |   | Y |
| <b>Service Accessibility Score</b>      | 4 | 0 | No services within walking distance                           | Further work is required to understand the achievability of developing this site with services. The site should provide a number of services to be sustainable. | ? |
| <b>Sustainable accessibility</b>        | 4 | 0 | Beyond 800m of a bus stop served by at least one bus per hour | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site.                           | ? |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield  |   | Y |



|                                    |   |   |                                    |  |           |
|------------------------------------|---|---|------------------------------------|--|-----------|
| <b>Employment Area Designation</b> | 4 | 4 | Not in employment area designation |  | Y         |
| <b>Public Open Space</b>           | 6 | 0 | On Public Open Land                | Development proposal will need to consider replacing open space through development proposal to ensure no overall loss of open space provision | ?         |
|                                    |   |   |                                    | <b>Suitability Score (unmitigated)</b>   | <b>53</b> |

#### Additional Suitability Comments

Developable site area has been reduced due to site falling within 400m of a Water Recycling Centre and therefore would require consultation with relevant bodies. The site is not considered to be in a sustainable location due to limited access to active an

| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
|----------------|-------------------|---------------------|------------------|
| Y              | Yes               | ?                   | N                |

| <b>Site Size (Ha)</b> |                    | <b>Reasons for reduction</b>                           | <b>Assumed Density (units)</b> |              |
|-----------------------|--------------------|--|--------------------------------|--------------|
| <b>Gross</b>          | <b>Developable</b> |  | <b>50dph</b>                   | <b>30dph</b> |
| 48.44                 | 42.92              | Water Recycling Centre Consultation Zone (400m Buffer) | 2146                           | 1287         |



| Site ID | Land between Felstead Road and Catherine Road | Site Source |
|---------|---|-------------|
| 40497   | BenfleetSuburban - Mainland                   | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 0     | Within a Local Wildlife Site   | Further investigations required into any potential harm to habitat with full mitigation implemented. | unknown        |
| Badger Consultation Zone     | 6                              | 0     | Main setts present   | Further investigations required into any potential harm to   | Unknown        |

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|   |   |   |  | wildlife with full mitigation implemented.  |   |
| <b>TPOs</b>                             | 4 | 0 | 3 or more TPOs on site                                   | TPOs to be incorporated and protected through any potential development, including any tree protection distances. | Y |
| <b>Conservation Area</b>                | 2 | 2 | Not within or near a conservation area                   |   | Y |
| <b>Listed Buildings</b>                 | 2 | 2 | Not a listed building and not near a listed building     |   | Y |
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument                 |   | Y |
| <b>Archaeological Consultation Zone</b> | 2 | 2 | Not in an archaeological consultation zone               |   | Y |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |   | Y |
| <b>Noise</b>                            | 4 | 4 | Less than 55 dB(A)                                       |   | Y |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                             |   | Y |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                    |   | Y |
| <b>Service Accessibility Score</b>      | 4 | 2 | Some services within walking distance                    |   | Y |
| <b>Sustainable accessibility</b>        | 4 | 2 | Within 800m of a bus stop with at least one bus per hour |   | Y |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield   |   | Y |
| <b>Employment Area Designation</b>      | 4 | 4 | Not in employment area designation                       |   | Y |
| <b>Public Open Space</b>                | 6 | 6 | Not within or near Public Open Land                      |   | Y |

|  |  |           |
|--|--|-----------|
|  | <b>Suitability Score (unmitigated)</b> | <b>53</b> |
|--|--|-----------|

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

|                |                   |                     |                  |
|----------------|-------------------|---------------------|------------------|
| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
| Y              | Yes               | ?                   | Unknown          |

| <b>Site Size (Ha)</b> |                    | <b>Reasons for reduction</b> | <b>Assumed Density (units)</b> |              |
|-----------------------|--------------------|------------------------------|--------------------------------|--------------|
| <b>Gross</b>          | <b>Developable</b> |                              | <b>50dph</b>                   | <b>30dph</b> |
| 17.70                 | 17.70              | null                         | 885                            | 531          |



## 6. Benfleet – Green Belt

| Site ID | Land North of Thundersley Church Road and East of Downer Road North | Site Source |
|---------|---|-------------|
| 40548   | BenfleetSuburban - Mainland   | N/A         |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas   | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 3     | but not adjacent   | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |

| Suitability Criteria                    | Max Score | Score | Description                              | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
| <b>Badger Consultation Zone</b>         | 6         | 6     | No setts present                         |  | Y              |
| <b>TPOs</b>                             | 4         | 0     | 4 or more TPOs on site                   | Protect and incorporate any TPOs in any future proposal, including tree protection distances.  | Y              |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area   |  | Y              |
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building         | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone   | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual                | ?  | Y              |



| Suitability Criteria        | Max Score | Score | Description   | Mitigation?  | Suitable (Y/N) |
|-----------------------------|-----------|-------|---|--|----------------|
|                             |           |       | average lower than 30                                     |  |                |
| Noise                       | 4         | 2     | 55dB(A)-70dB(A)   |  | Y              |
| Contaminated land           | 2         | 2     | No evidence of contamination                              |  | Y              |
| Topography                  | 2         | 1     | Sloping or undulating “ no more than 20% slope            | The proposal will need to consider how change in levels may impact the development potential and address accordingly.  | Y              |
| Service Accessibility Score | 4         | 2     | Within 400m of a bus stop with less than one bus per hour |  | Y              |
| Sustainable accessibility   | 4         | 2     | Fair Accessibility  | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site. | Y              |
| Brownfield                  | 6         | 0     | Greenfield  |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                        |  | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land                       |  | Y              |
|                             |           |       |   | <b>Suitability Score (unmitigated)</b>   | <b>53</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viabile? | Available? | Developable? | Suitable? |
|----------|------------|--------------|-----------|
| Y        | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 2.14           | 2.14        | null                  | 107                     | 64          |



| Site ID | Land to rear of Beaucroft and Sunray, Bassenthwaite Road | Site Source |
|---------|--|-------------|
| 40550   | BenfleetSuburban - Mainland                              | N/A         |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |   | Y              |
| Badger Consultation Zone     | 6                              | 6     | No setts present   |   | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site                                   | Protect and incorporate any TPOs in any future proposal, including tree protection distances. | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                   |   | Y              |

| Suitability Criteria             | Max Score | Score | Description   | Mitigation?   | Suitable (Y/N) |
|----------------------------------|-----------|-------|---|---|----------------|
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building      |   | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                  |   | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                    | Consultation required and mitigation implemented where necessary  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30           | ?   | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)  |   | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                              |   | Y              |
| Topography                       | 2         | 2     | Relatively flat “no more than 6% slope                    |   | Y              |
| Service Accessibility Score      | 4         | 0     | Within 800m of a bus stop with less than one bus per hour | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?              |
| Sustainable accessibility        | 4         | 2     | Fair Accessibility  | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable                            | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---|----------------|
|                             |           |       |                                     | based on the level of development expected for this site. |                |
| Brownfield                  | 6         | 0     | Greenfield                          |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |   | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>                    | <b>59</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 0.33           | 0.33        | null                  | 17                      | 10          |



| Site ID | Land between Glen Haven and Ye Oaks, Bassenthwaite Road | Site Source |
|---------|---|-------------|
| 40551   | BenfleetSuburban - Mainland                             | N/A         |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot        | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas   | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 3     | Within 100m of a Wildlife Site                           | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |
| <b>Badger Consultation Zone</b>     | 6                              | 6     | No setts present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 0     | 3 or more TPOs on site                                   | Protect and incorporate any TPOs in  | Y              |



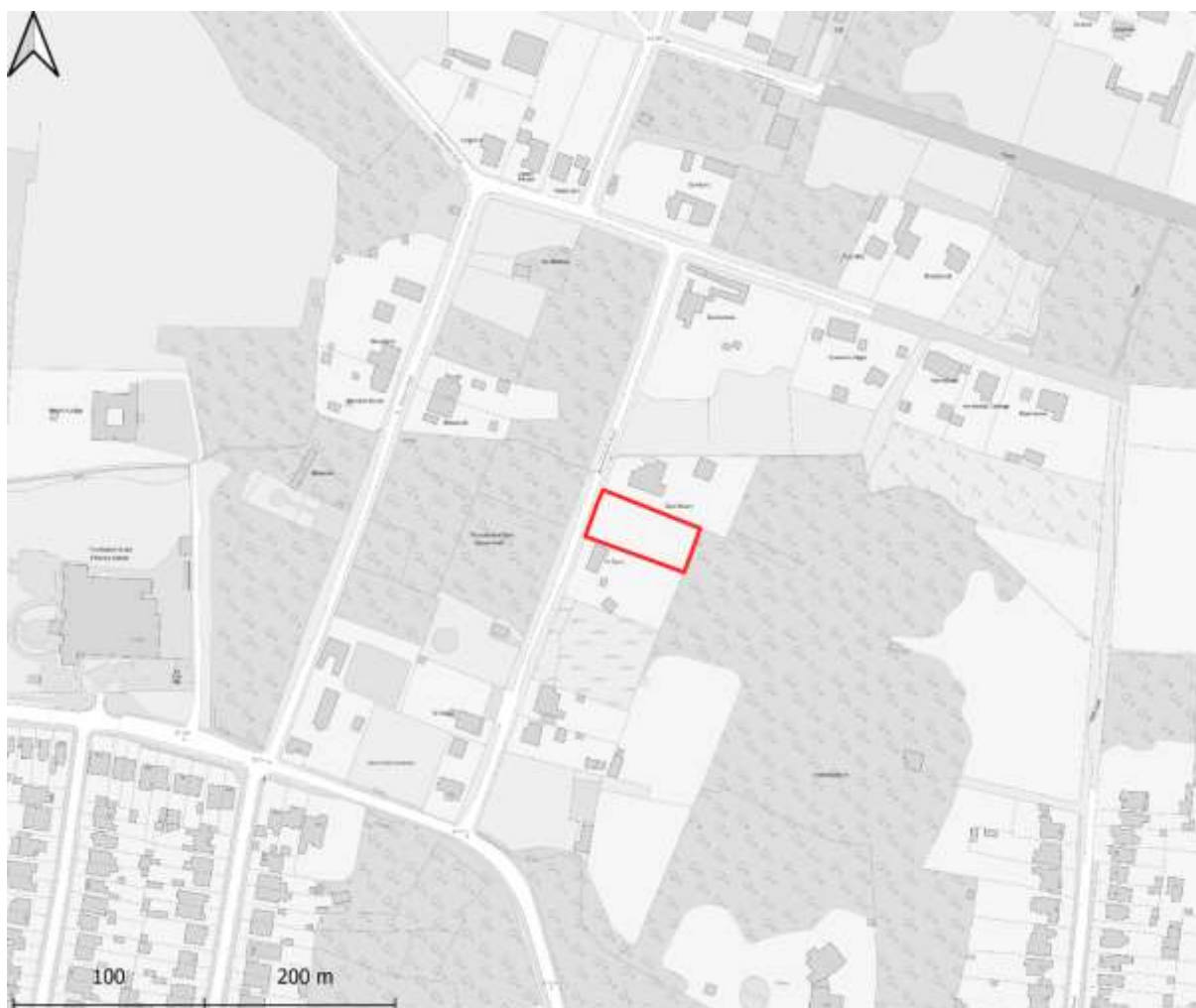
| Suitability Criteria             | Max Score | Score | Description   | Mitigation?   | Suitable (Y/N) |
|----------------------------------|-----------|-------|---|---|----------------|
|                                  |           |       |   | any future proposal, including tree protection distances.   |                |
| Conservation Area                | 2         | 2     | Not within or near a conservation area                    |   | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building      |   | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                  |   | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                    | Consultation required and mitigation implemented where necessary  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30           | ?   | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)  |   | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                              |   | Y              |
| Topography                       | 2         | 2     | Relatively flat “no more than 6% slope                    |   | Y              |
| Service Accessibility Score      | 4         | 0     | Within 800m of a bus stop with less than one bus per hour | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?  | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|--|----------------|
| Sustainable accessibility   | 4         | 2     | Fair Accessibility                  | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site. | Y              |
| Brownfield                  | 6         | 0     | Greenfield                          |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |  | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |  | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>   | <b>53</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 0.14           | 0.14        | null                  | 7                       | 4           |



|                |                                    |                    |
|----------------|------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land off Glyders</b>            | <b>Site Source</b> |
| <b>40555</b>   | <b>BenfleetSuburban - Mainland</b> | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>                                | <b>Mitigation?</b>  | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|---|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)      |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 0            | Within a Potential surface water flooding hotspot | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas              | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |   |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |   |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |   |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |   |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 0            | Less than 24Mbps in area adjacent to site         | Provide upgrades to broadband   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 3            | Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone    |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 6            | Within a Local Wildlife Site                      |   | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 0            | Main setts present                                | Further investigations required into any potential harm to wildlife with full mitigation implemented. | Unknown               |
| <b>TPOs</b>                         | 4                              | 4            | No TPOs   |   | Y                     |
| <b>Conservation Area</b>            | 2                              | 2            | Not within or near a conservation area            |   | Y                     |
| <b>Listed Buildings</b>             | 2                              | 2            | Not a listed building and not                     |   | Y                     |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       | near a listed building                                   |  |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          | ?  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 1     | Sloping or undulating “no more than 20% slope            | The proposal will need to consider how change in levels may impact the development potential and address accordingly.                        | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 2     | Fair Accessibility                                       | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|--|----------------|
|                             |           |       |                                     | expected for this site.                |                |
| Brownfield                  | 6         | 0     | Greenfield                          |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |  | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |  | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b> | <b>52</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 2.023          | 2.03        | null                  | 101                     | 61          |



|                |                                    |                    |
|----------------|------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land off Netherfield</b>        | <b>Site Source</b> |
| <b>40556</b>   | <b>BenfleetSuburban - Mainland</b> | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>                                       | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 0            | Within a Potential surface water flooding hotspot        | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas   | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 0            | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 3            | Within 100m of a Wildlife Site                           | Proposals should consider any impact of the development on the nearby local wildlife site. | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |  | Y                     |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site                                   | Protect and incorporate any TPOs in any future   | Y                     |



| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       |  | proposal, including tree protection distances.  |                |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area                   |   | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building     |   | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          | ?   | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |   | Y              |
| <b>Topography</b>                       | 2         | 1     | Sloping or undulating “ no more than 20% slope           | The proposal will need to consider how change in levels may impact the development potential and address accordingly. | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |   | Y              |
| <b>Sustainable accessibility</b>        | 4         | 2     | Fair Accessibility                                       | Site should provide as number of  | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---|----------------|
|                             |           |       |                                     | services to ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site. |                |
| Brownfield                  | 6         | 0     | Greenfield                          |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |   | Y              |
|                             |           |       |                                     | Suitability Score (unmitigated)   | 54             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 0.42           | 0.42        | null                  | 21                      | 12          |



|                |                                    |                    |
|----------------|------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land off Hill Top Avenue</b>    | <b>Site Source</b> |
| <b>40557</b>   | <b>BenfleetSuburban - Mainland</b> | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 0            | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas             | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 0            | Within a Local Wildlife Site   | Further investigations required into any potential harm to habitat with full mitigation implemented. | Unknown               |
| <b>Badger Consultation Zone</b>     | 6                              | 3            | Secondary setts and or foraging areas only                                   | Further investigations required into any potential harm to   | Y                     |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       |  | wildlife with full mitigation implemented.  |                |
| <b>TPOs</b>                             | 4         | 0     | 3 or more TPOs on site                               | Protect and incorporate any TPOs in any future proposal, including tree protection distances.                         | Y              |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area               |   | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument             |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      | ?   | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                   |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                         |   | Y              |
| <b>Topography</b>                       | 2         | 1     | Sloping or undulating “ no more than 20% slope       | The proposal will need to consider how change in levels may impact the development potential and address accordingly. | Y              |

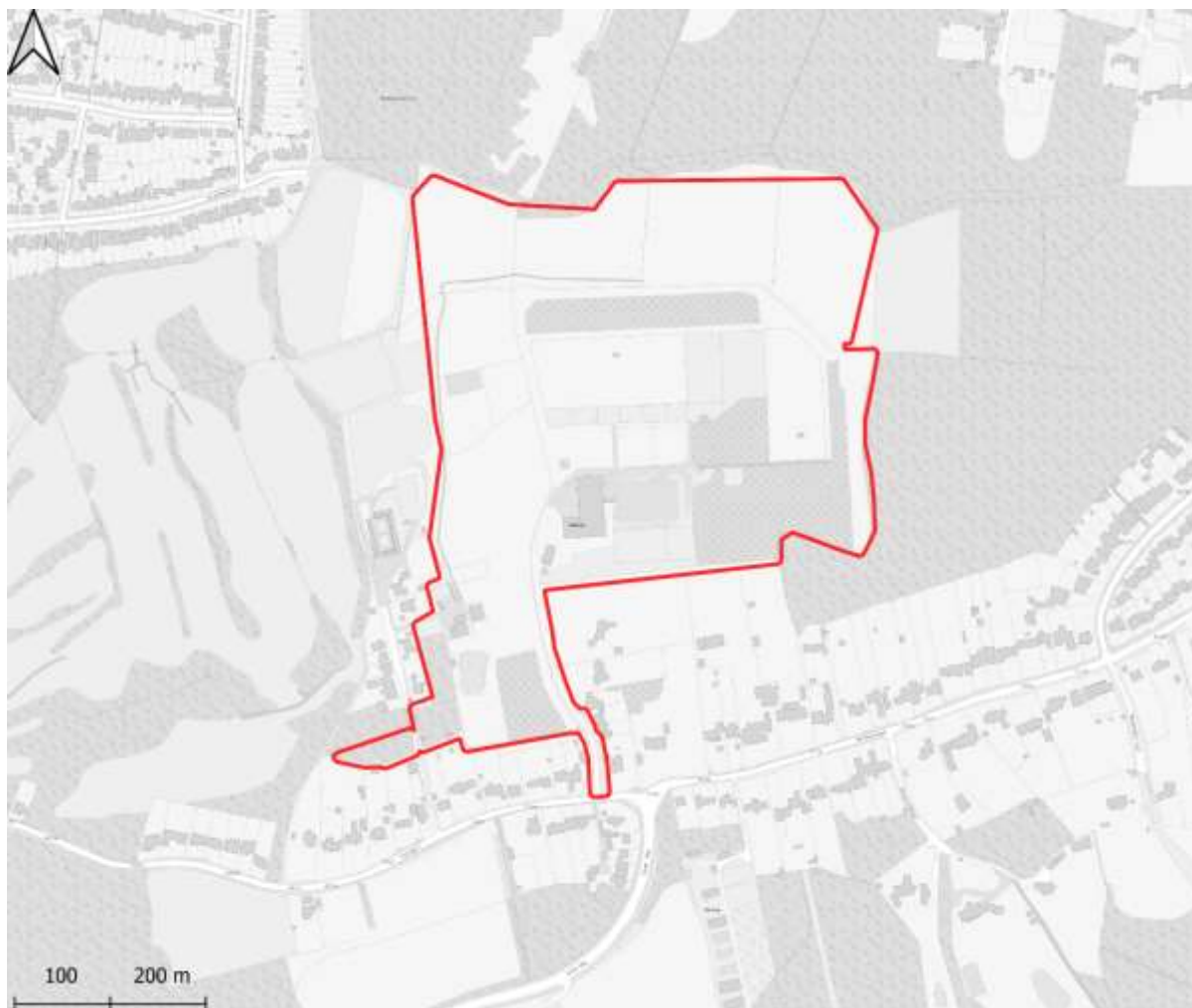
| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---|----------------|
| Service Accessibility Score | 4         | 0     | Beyond 800m of a bus stop           | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site.                           | ?              |
| Sustainable accessibility   | 4         | 0     | Poor Accessibility                  | Further work is required to understand the achievability of developing this site with services. The site should provide a number of services to be sustainable. | N              |
| Brownfield                  | 6         | 0     | Greenfield                          |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |   | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>  | <b>46</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) | Assumed Density (units) |
|----------------|-------------------------|
|----------------|-------------------------|

| Gross | Developable | Reasons for reduction                        | 50dph resi | 30 dph resi |
|-------|-------------|--|------------|-------------|
| 21.32 | 20.79       | Ancient Woodland 15m Buffer,Ancient Woodland | 1039       | 623         |



|                |   |                    |
|----------------|---|--------------------|
| <b>Site ID</b> | <b>Land Between Essex Way and Vicarage Hill</b> | <b>Site Source</b> |
| <b>40558</b>   | <b>BenfleetSuburban - Mainland</b>              | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>                                       | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme  | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 0            | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 0            | Within a Local Wildlife Site                             | Further investigations required into any potential harm to habitat with full mitigation implemented. | Unknown               |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |  | Y                     |
| <b>TPOs</b>                         | 4                              | 4            | No TPOs  |  | Y                     |
| <b>Conservation Area</b>            | 2                              | 2            | Not within or near a conservation area                   |  | Y                     |
| <b>Listed Buildings</b>             | 2                              | 2            | Not a listed building and not near a listed building     |  | Y                     |



| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument        |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 | ?   | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                              |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |   | Y              |
| <b>Topography</b>                       | 2         | 1     | Sloping or undulating " no more than 20% slope  | The proposal will need to consider how change in levels may impact the development potential and address accordingly.                 | Y              |
| <b>Service Accessibility Score</b>      | 4         | 0     | Beyond 800m of a bus stop                       | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?              |
| <b>Sustainable accessibility</b>        | 4         | 0     | Poor Accessibility                              | Further work is required to understand the achievability of developing  | N              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?  | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|--|----------------|
|                             |           |       |                                     | this site with services. The site should provide a number of services to be sustainable. |                |
| Brownfield                  | 6         | 0     | Greenfield                          |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |  | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |  | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>   | <b>54</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 4.24           | 4.24        | null                  | 212                     | 127         |



|                |  |                    |
|----------------|--|--------------------|
| <b>Site ID</b> | <b>Land to the rear of 329 Benfleet Road</b> | <b>Site Source</b> |
| <b>40559</b>   | <b>BenfleetSuburban - Mainland</b>           | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 0            | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas   | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 3            | but not adjacent   | Proposals should consider any impact of the development on the nearby local wildlife site. | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |  | Y                     |
| <b>TPOs</b>                         | 4                              | 4            | No TPOs  |  | Y                     |

| Suitability Criteria             | Max Score | Score | Description                                     | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|---|--|----------------|
| Conservation Area                | 2         | 2     | Not within or near a conservation area          |  | Y              |
| Listed Buildings                 | 2         | 1     | Within 100m of a listed building                | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument        |  | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary   | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 | ?  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                              |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                    |  | Y              |
| Topography                       | 2         | 2     | Relatively flat “no more than 6% slope          |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---|----------------|
| Service Accessibility Score | 4         | 0     | Beyond 800m of a bus stop           | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site.                           | ?              |
| Sustainable accessibility   | 4         | 0     | Poor Accessibility                  | Further work is required to understand the achievability of developing this site with services. The site should provide a number of services to be sustainable. | N              |
| Brownfield                  | 6         | 0     | Greenfield                          |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |   | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>  | <b>56</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) | Assumed Density (units) |
|----------------|-------------------------|
|----------------|-------------------------|

| Gross | Developable | Reasons for reduction | 50dph resi | 30 dph resi |
|-------|-------------|-----------------------|------------|-------------|
| 2.72  | 2.73        | null                  | 136        | 82          |



|                |                                    |                    |
|----------------|------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land off Shipwrights Close</b>  | <b>Site Source</b> |
| <b>40560</b>   | <b>BenfleetSuburban - Mainland</b> | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 0            | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas             | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 3            | Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                               |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 0            | but not adjacent   | Further investigations required into any potential harm to habitat with full mitigation implemented. | Unknown               |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |  | Y                     |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site   | Protect and incorporate any TPOs in  | Y                     |



| Suitability Criteria                    | Max Score | Score | Description                                    | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | any future proposal, including tree protection distances.  |                |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area         |  | Y              |
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building               | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone         | Consultation required and mitigation   | Y              |

| Suitability Criteria        | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|---|---|----------------|
|                             |           |       |   | implemented where necessary   |                |
| Air Quality                 | 6         | 6     | Nearest AQ Monitor annual average lower than 30 | ?   | Y              |
| Noise                       | 4         | 4     | Less than 55 dB(A)                              |   | Y              |
| Contaminated land           | 2         | 2     | No evidence of contamination                    |   | Y              |
| Topography                  | 2         | 1     | Sloping or undulating “ no more than 20% slope  | The proposal will need to consider how change in levels may impact the development potential and address accordingly.   | Y              |
| Service Accessibility Score | 4         | 0     | Beyond 800m of a bus stop                       | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site.                           | ?              |
| Sustainable accessibility   | 4         | 0     | Poor Accessibility                              | Further work is required to understand the achievability of developing this site with services. The site should provide a number of services to be sustainable. | N              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|---------------------------------|----------------|
| Brownfield                  | 6         | 0     | Greenfield                         |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation |                                 | Y              |
| Public Open Space           | 6         | 3     | Adjacent to Public Open Land       |                                 | Y              |
|                             |           |       |                                    | Suitability Score (unmitigated) | 41             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction   | Assumed Density (units) |             |
|----------------|-------------|---|-------------------------|-------------|
| Gross          | Developable |   | 50dph resi              | 30 dph resi |
| 4.11           | 1.82        | Ancient Woodland,Ancient Woodland 15m Buffer,Sites of Special Scientific Interest | 91                      | 55          |



|                |                                      |                    |
|----------------|--------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land Adjacent 298 Church Road</b> | <b>Site Source</b> |
| <b>40549</b>   | <b>BenfleetSuburban - Mainland</b>   | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>                                       | <b>Mitigation?</b>                            | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 0            | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband                 | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 6            | Not within or near a Local Wildlife Site                 |   | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |   | Y                     |
| <b>TPOs</b>                         | 4                              | 4            | No TPOs  |   | Y                     |
| <b>Conservation Area</b>            | 2                              | 2            | Not within or near a conservation area                   |   | Y                     |
| <b>Listed Buildings</b>             | 2                              | 2            | Not a listed building and not near a listed building     |   | Y                     |
| <b>Scheduled Monuments</b>          | 2                              | 2            | More than 500m from a Scheduled Monument                 |   | Y                     |

| Suitability Criteria                    | Max Score | Score | Description   | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|---|--|----------------|
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                    | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30           | ?  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)  |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                              |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat “no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 0     | Within 800m of a bus stop with less than one bus per hour | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site.                                | ?              |
| <b>Sustainable accessibility</b>        | 4         | 2     | Fair Accessibility  | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site. | Y              |
| <b>Brownfield</b>                       | 6         | 0     | Greenfield  |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---------------------------------|----------------|
| Employment Area Designation | 4         | 4     | Not in employment area designation  |                                 | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |                                 | Y              |
|                             |           |       |                                     | Suitability Score (unmitigated) | 63             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 0.18           | 0.18        | null                  | 9                       | 5           |





## 7. Hadleigh – A13

| Site ID | Sandcastles Nursery, Kiln Road |     | Site Source      |
|---------|--------------------------------|-----|------------------|
| 37270   | Hadleigh                       | A13 | SHLAA Sites 2018 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument     | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 2     | Not in an archaeological consultation zone         |  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30    |  | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                               | Proposal to consider the impact of noise on future occupants and ways to mitigate.   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Contaminated land           | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>68</b>      |

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| <b>Additional Suitability Comments</b> |
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| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.23           | 0.23        | null                  | 28                      | 23       | 275                                   | 20% non residential    |



| Site ID | Magnet, London Road |     | Site Source      |
|---------|---------------------|-----|------------------|
| 40183   | Hadleigh            | A13 | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|---|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |   | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |   | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |   | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |   | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |   | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |   | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| <b>Listed Buildings</b>             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>70</b>      |

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| <b>Additional Suitability Comments</b> |
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| Site ID | Bus Depot, London Road |     | Site Source      |
|---------|------------------------|-----|------------------|
| 40193   | Hadleigh               | A13 | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|---|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |   | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |   | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |   | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |   | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |   | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |   | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| <b>Listed Buildings</b>             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>70</b>      |

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| <b>Additional Suitability Comments</b> |
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| Site ID | 39-45 London Road (Brooms Professional Services) |     | Site Source      |
|---------|--|-----|------------------|
| 40194   | Hadleigh   | A13 | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>73</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |



| Site ID | Hadleigh Clinic, 49 London Road |     | Site Source      |
|---------|---------------------------------|-----|------------------|
| 40518   | Hadleigh                        | A13 | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|---|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |   | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |   | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |   | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |   | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |   | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |   | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| <b>Listed Buildings</b>             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | Suitability Score (unmitigated)  | 70             |



### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.09           | 0.09        | null                  | 12                      | 9        | 113                                   | 20% non residential    |





## 8. Hadleigh – Suburban

| Site ID | Land South of Scrub Lane |                     | Site Source                        |
|---------|--------------------------|---------------------|------------------------------------|
| 40519   | Hadleigh                 | Suburban - Mainland | Adopted Local Plan 1998 & CFS 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |   | Y              |
| Protected Species            | 6                              | 3     | Potential for species to be present                      | Site proposal to avoid these areas in the first instance and an ecology assessment to provide detailed mitigation | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | where appropriate  |                |
| <b>TPOs</b>                             | 4         | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area                   |  | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| <b>Brownfield</b>                       | 6         | 0     | Greenfield   | Provide upgrades to broadband                                    | Y              |
| <b>Employment Area Designation</b>      | 4         | 4     | Not in employment area designation                       |  | Y              |
| <b>Public Open Space</b>                | 6         | 6     | Not publicly accessible                                  |  | Y              |

| Suitability Criteria | Max Score | Score | Description | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------|---------------------------------|----------------|
|                      |           |       |             | Suitability Score (unmitigated) | 64             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Deliverable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 1.14           | 1.14        | null                  | 80                      | N/A      | null                                  | 100% Resi              |



## 9. Hadleigh – Town Centre

| Site ID | 351-359 London Road |               | Site Source              |
|---------|---------------------|---------------|--------------------------|
| 38020   | Hadleigh            | TC - Mainland | Brownfield Register 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed | Y              |

| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|---|--|----------------|
|   |           |       |   | buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument        |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 |  | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                            | Proposal to consider the impact of noise on future occupants and ways to mitigate.   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope           |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance           |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at               |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|---------------------------------|----------------|
|                             |           |       | least one bus per hour             |                                 |                |
| Brownfield                  | 6         | 6     | Brownfield                         |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible            |                                 | Y              |
|                             |           |       |                                    | Suitability Score (unmitigated) | 73             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.17           | 0.17        | null                  | 25                      | 20       | 246                                   | 20% non residential    |





| Site ID | Rear of 244-258 London Road |               | Site Source              |
|---------|-----------------------------|---------------|--------------------------|
| 38021   | Hadleigh                    | TC - Mainland | Brownfield Register 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 6     | No surface water flood risk  |  | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |  | Y              |
| <b>Listed Buildings</b>             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed buildings, where there | Y              |

| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
|   |           |       |   | may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument  | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.         | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                            | Proposal to consider the impact of noise on future occupants and ways to mitigate.  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>72</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.33           | 0.33        | null                  | 49                      | 39       | 477                                   | 20% non residential    |



| Site ID | Rectory Road Car Park |               | Site Source |
|---------|-----------------------|---------------|-------------|
| 40117   | Hadleigh              | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 3     | Potential for species to be present  | Site proposal to avoid these areas in the first instance and an ecology assessment to provide detailed mitigation where appropriate | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area             |  | Y              |
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument     | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone             | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30    |  | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Noise                       | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land           | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>73</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.32           | 0.32        | null                  | 48                      | 39       | 473                                   | 20% non residential    |





| Site ID | Lidl, London Road |               | Site Source      |
|---------|-------------------|---------------|------------------|
| 40181   | Hadleigh          | TC - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?              | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--------------------------|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |                          | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 6     | No surface water flood risk  |                          | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |                          | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |                          | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |                          | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |                          | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |                          | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |                          | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |                          | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |                          | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |                          | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |                          | Y              |
| <b>Listed Buildings</b>             | 2                              | 2     | Not a listed building and not near a listed building                         |                          | Y              |
| <b>Scheduled Monuments</b>          | 2                              | 1     | Between 100m to 500m from a  | Proposal to consider any | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       | Scheduled Monument                                       | impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. |                |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate.                               | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| <b>Brownfield</b>                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|---------------------------------|----------------|
| Employment Area Designation | 4         | 4     | Not in employment area designation |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible            |                                 | Y              |
|                             |           |       |                                    | Suitability Score (unmitigated) | 70             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.58           | 0.58        | null                  | 87                      | 69       | 845                                   | 20% non residential    |



| Site ID | Morrisons, 175 London Road |               | Site Source      |
|---------|----------------------------|---------------|------------------|
| 40182   | Hadleigh                   | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site   | TPOs to be incorporated and protected through any potential development, including any tree protection distances. | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
| <b>Conservation Area</b>                | 2         | 1     | Within 100m of a conservation area                   | Proposals to consider development impact to the Florence Gardens Conservation Area  | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument       | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                 | Proposal to consider the impact of noise on future occupants and ways to mitigate.  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                         |   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>65</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 1.87           | 1.87        | null                  | 280                     | 224      | 2735                                  | 20% non residential    |





| Site ID | Telephone exchange, London Road |               | Site Source      |
|---------|---------------------------------|---------------|------------------|
| 40191   | Hadleigh                        | TC - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsa                                       |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
|                                  |           |       | r 250m Buffer Zone                                 |  |                |
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site           |  | Y              |
| Protected Species                | 6         | 6     | No species present                                 |  | Y              |
| TPOs                             | 4         | 4     | No TPOs  |  | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area             |  | Y              |
| Listed Buildings                 | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument           |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone         |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30    |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                               | Proposal to consider the impact of noise on future occupants and ways to mitigate.   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Contaminated land           | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>66</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.17           | 0.17        | null                  | 25                      | 20       | 245                                   | 20% non residential    |



| Site ID | Land on the corner of Castle Road and London Road (364-370 London Road), |               | Site Source      |
|---------|--|---------------|------------------|
| 40192   | Hadleigh   | TC - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 6     | No surface water flood risk  |  | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |  | Y              |
| <b>Listed Buildings</b>             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed buildings, where there | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       |  | may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate.  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |   | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |   | Y              |

| Suitability Criteria        | Max Score | Score | Description                              | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|---------------------------------|----------------|
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site) |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation       |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                  |                                 | Y              |
|                             |           |       |  | Suitability Score (unmitigated) | 70             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.12           | 0.12        | null                  | 18                      | 14       | 172                                   | 20% non residential    |





| Site ID | 24 High Street (Conservative Club) |               | Site Source      |
|---------|------------------------------------|---------------|------------------|
| 40280   | Hadleigh                           | TC - Mainland | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?              | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--------------------------|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |                          | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |                          | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |                          | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |                          | Y              |
| Water Supply                 | No issues have been identified |       |  |                          | Y              |
| Electricity Capacity         | No issues have been identified |       |  |                          | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |                          | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |                          | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |                          | Y              |
| Protected Species            | 6                              | 6     | No species present   |                          | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |                          | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |                          | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |                          | Y              |
| Scheduled Monuments          | 2                              | 1     | Between 100m to 500m from a  | Proposal to consider any | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
|                                  |           |       | Scheduled Monument                                       | impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. |                |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>75</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.15           | 0.15        | null                  | 23                      | 18       | 224                                   | 20% non residential    |



| Site ID | Hadleigh Business Centre, London Road |               | Site Source |
|---------|---------------------------------------|---------------|-------------|
| 40393   | Hadleigh                              | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| Protected Species            | 6                              | 6     | No species present   |  | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |  | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |  | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed buildings, where there may be an | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       |  | impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |   | Y              |
| <b>Noise</b>                            | 4         | 2     | 55dB(A)-70dB(A)  |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |   | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |   | Y              |
| <b>Brownfield</b>                       | 6         | 6     | Brownfield   |   | Y              |
| <b>Employment Area Designation</b>      | 4         | 4     | Not in employment area designation                       |   | Y              |
| <b>Public Open Space</b>                | 6         | 6     | Not publicly accessible                                  |   | Y              |

| Suitability Criteria | Max Score | Score | Description | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------|---------------------------------|----------------|
|                      |           |       |             | Suitability Score (unmitigated) | 75             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.17           | 0.17        | null                  | 26                      | 20       | 250                                   | 20% non residential    |





| Site ID | Hadleigh Car Wash, London Road |               | Site Source |
|---------|--------------------------------|---------------|-------------|
| 40416   | Hadleigh                       | TC - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?                        | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|------------------------------------|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |                                    | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 6     | No surface water flood risk  |                                    | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |                                    | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |                                    | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |                                    | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |                                    | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |                                    | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |                                    | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |                                    | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |                                    | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |                                    | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |                                    | Y              |
| <b>Listed Buildings</b>             | 2                              | 2     | Not a listed building and not near a listed building                         |                                    | Y              |
| <b>Scheduled Monuments</b>          | 2                              | 1     | Between 100m to 500m from a  | Proposal to consider any impact of | Y              |



| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       | Scheduled Monument                                       | development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. |                |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary                                       | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate.                     | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| <b>Brownfield</b>                       | 6         | 6     | Brownfield   |  | Y              |
| <b>Employment Area Designation</b>      | 4         | 4     | Not in employment area designation                       |  | Y              |
| <b>Public Open Space</b>                | 6         | 6     | Not publicly accessible                                  |  | Y              |

| Suitability Criteria | Max Score | Score | Description | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------|---------------------------------|----------------|
|                      |           |       |             | Suitability Score (unmitigated) | 73             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.05           | 0.05        | null                  | 8                       | 6        | 79                                    | 20% non residential    |



| Site ID | Mcdonalds, Hadleigh |               | Site Source |
|---------|---------------------|---------------|-------------|
| 40434   | Hadleigh            | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| Protected Species            | 6                              | 6     | No species present   |  | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |  | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |  | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed buildings, where there may be an | Y              |

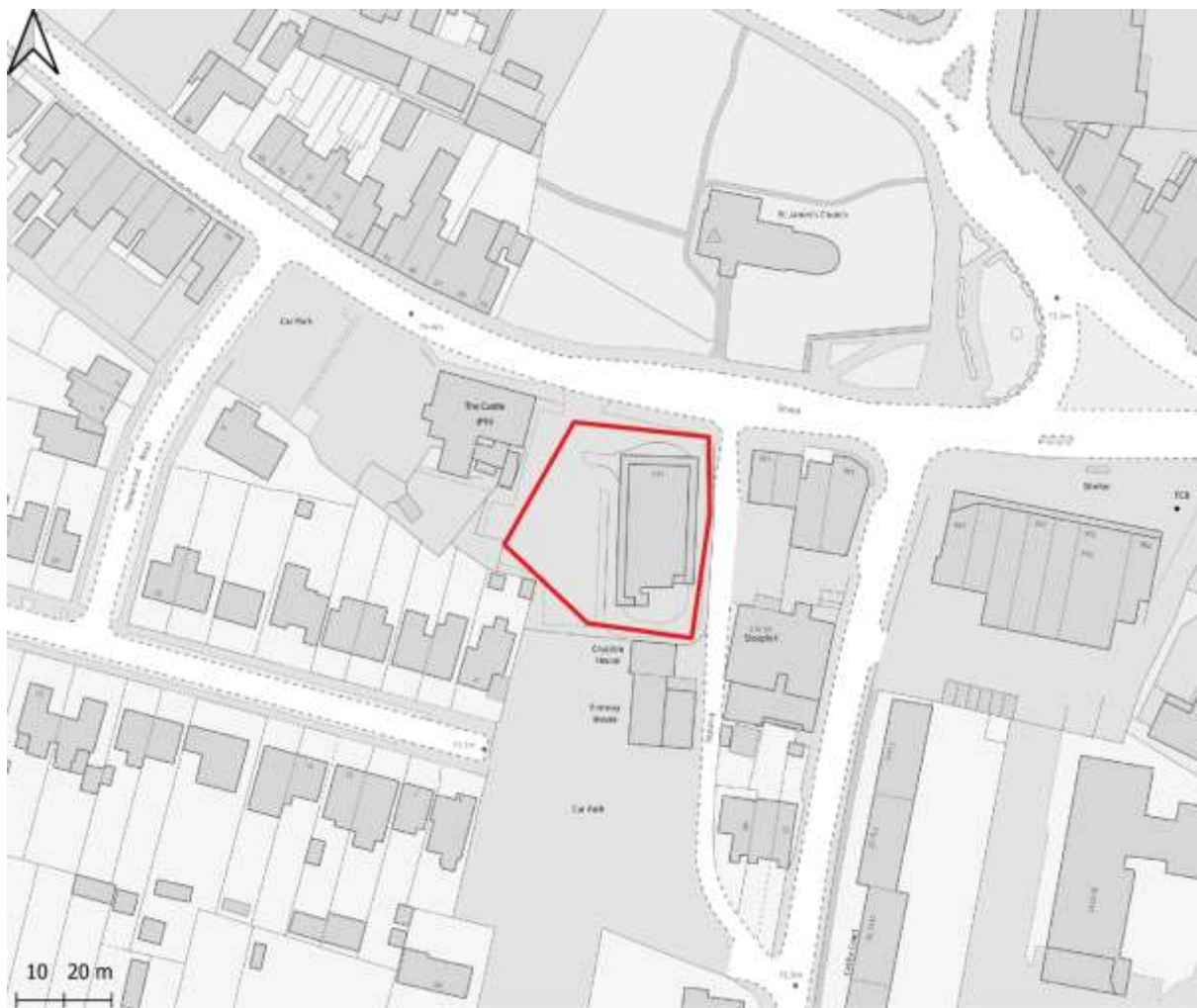
| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
|   |           |       |   | impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development.   |                |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument  | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 |   | Y              |
| <b>Noise</b>                            | 4         | 2     | 55dB(A)-70dB(A)                                 |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope           |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance           |   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|---------------------------------|----------------|
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |                                 | Y              |
| Brownfield                  | 6         | 6     | Brownfield   |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |                                 | Y              |
|                             |           |       |  | Suitability Score (unmitigated) | 74             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.14           | 0.14        | null                  | 22                      | 17       | 211                                   | 20% non residential    |



| Site ID | Castle Lane Car Park |               | Site Source |
|---------|----------------------|---------------|-------------|
| 40520   | Hadleigh             | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk                              |  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |  | Y              |
| Protected Species            | 6                              | 6     | No species present                                       |  | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |  | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent       | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then | Y              |



| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
|   |           |       |   | a heritage impact assessment should be completed and relevant mitigation incorporated in the development.                                 |                |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument  | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 |   | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                              |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope           |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance           |   | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at               |   | Y              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|---------------------------------|----------------|
|                             |           |       | least one bus per hour             |                                 |                |
| Brownfield                  | 6         | 6     | Brownfield                         | Provide upgrades to broadband   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible            |                                 | Y              |
|                             |           |       |                                    | Suitability Score (unmitigated) | 74             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.32           | 0.32        | null                  | 47                      | 38       | 464                                   | 20% non residential    |



| Site ID | Osbourne Motor Company, London Road |               | Site Source |
|---------|-------------------------------------|---------------|-------------|
| 40521   | Hadleigh                            | TC - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 6     | No surface water flood risk  |  | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |  | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |  | Y              |
| <b>Listed Buildings</b>             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed buildings, where there may be an | Y              |

| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
|   |           |       |   | impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development.   |                |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument  | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                            | Proposal to consider the impact of noise on future occupants and ways to mitigate.  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>69</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.07           | 0.07        | null                  | 11                      | 9        | 105                                   | 20% non residential    |



| Site ID | The Island Site, High St / London Rd |               | Site Source |
|---------|--------------------------------------|---------------|-------------|
| 40522   | Hadleigh                             | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                        | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|------------------------------------|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |                                    | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |                                    | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |                                    | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |                                    | Y              |
| Water Supply                 | No issues have been identified |       |  |                                    | Y              |
| Electricity Capacity         | No issues have been identified |       |  |                                    | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |                                    | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |                                    | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |                                    | Y              |
| Protected Species            | 6                              | 6     | No species present   |                                    | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |                                    | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |                                    | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |                                    | Y              |
| Scheduled Monuments          | 2                              | 1     | Between 100m to 500m from a  | Proposal to consider any impact of | Y              |



| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       | Scheduled Monument                                       | development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. |                |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary                                       | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate.                     | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| <b>Brownfield</b>                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| <b>Employment Area Designation</b>      | 4         | 4     | Not in employment area designation                       |  | Y              |

| Suitability Criteria | Max Score | Score | Description             | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------------------|---------------------------------|----------------|
| Public Open Space    | 6         | 6     | Not publicly accessible |                                 | Y              |
|                      |           |       |                         | Suitability Score (unmitigated) | 70             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.63           | 0.63        | null                  | 94                      | 75       | 919                                   | 20% non residential    |



| Site ID | Johnsons Factory, London Road |               | Site Source |
|---------|-------------------------------|---------------|-------------|
| 40523   | Hadleigh                      | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk                              |  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |  | Y              |
| Protected Species            | 6                              | 6     | No species present                                       |  | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |  | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent       | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       |  | a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate.                        | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |   | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |   | Y              |
| <b>Brownfield</b>                       | 6         | 6     | Brownfield   | Provide upgrades to broadband   | Y              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|---------------------------------|----------------|
| Employment Area Designation | 4         | 4     | Not in employment area designation |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible            |                                 | Y              |
|                             |           |       |                                    | Suitability Score (unmitigated) | 71             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.37           | 0.37        | null                  | 56                      | 45       | 549                                   | 20% non residential    |



| Site ID | Homestead Car Park |               | Site Source |
|---------|--------------------|---------------|-------------|
| 40151   | Hadleigh           | TC - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk                              |  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |  | Y              |
| Protected Species            | 6                              | 6     | No species present                                       |  | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |  | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings             | 2                              | 1     | Within 100m of a listed building, but not adjacent       | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact | Y              |



| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
|   |           |       |   | assessment should be completed and relevant mitigation incorporated in the development.   |                |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument  | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                            | Proposal to consider the impact of noise on future occupants and ways to mitigate.  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope           |   | Y              |

| Suitability Criteria        | Max Score | Score | Description  | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|---------------------------------|----------------|
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |                                 | Y              |
| Sustainable accessibility   | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |                                 | Y              |
| Brownfield                  | 6         | 6     | Brownfield   | Provide upgrades to broadband   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                       |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |                                 | Y              |
|                             |           |       |  | Suitability Score (unmitigated) | 70             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.04           | 0.04        | null                  | 6                       | 5        | 63                                    | 20% non residential    |



## 10. Hadleigh Strategic Green Belt

| Site ID | Oak Tree Farm, Poors Lane    | Site Source |
|---------|------------------------------|-------------|
| 40107   | Hadleigh Suburban - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description                                       | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|---|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)      |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |   |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |   |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |   |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |   |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site         | Provide upgrades to broadband  | Y              |

|   |   |   |  |   |   |
|---|---|---|--|---|---|
| <b>SSSI / SPA / Ramsar Sites</b>        | 6 | 3 | Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone       |   | Y |
| <b>Local Wildlife Sites</b>             | 6 | 0 | Within a Local Wildlife Site                         | More investigation needed on the potential impact on the local wildlife site                                      | ? |
| <b>Badger Consultation Zone</b>         | 6 | 6 | No setts present                                     |   | Y |
| <b>TPOs</b>                             | 4 | 0 | 3 or more TPOs on site                               | TPOs to be incorporated and protected through any potential development, including any tree protection distances. | Y |
| <b>Conservation Area</b>                | 2 | 2 | Not within or near a conservation area               |   | Y |
| <b>Listed Buildings</b>                 | 2 | 2 | Not a listed building and not near a listed building |   | Y |
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument             |   | Y |
| <b>Archaeological Consultation Zone</b> | 2 | 0 | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30      |   | Y |
| <b>Noise</b>                            | 4 | 4 | Less than 55 dB(A)                                   |   | Y |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                         |   | Y |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                |   | Y |
| <b>Service Accessibility Score</b>      | 4 | 0 | No services within walking distance                  | Site should provide as number of services to  | N |

|                                    |   |   |   |   |           |
|------------------------------------|---|---|---|---|-----------|
|                                    |   |   |   | ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site.               |           |
| <b>Sustainable accessibility</b>   | 4 | 0 | Beyond 800m of a bus stop served by at least one bus per hour | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?         |
| <b>Brownfield</b>                  | 6 | 0 | Greenfield  |   | Y         |
| <b>Employment Area Designation</b> | 4 | 4 | Not in employment area designation                            |   | Y         |
| <b>Public Open Space</b>           | 6 | 6 | Not within or near Public Open Land                           |   | Y         |
|                                    |   |   |   | <b>Suitability Score (unmitigated)</b>  | <b>45</b> |

#### Additional Suitability Comments

The site is not considered to be in a sustainable location due to limited access to active and sustainable transport modes and lack of facilities and services within walking distance of the site.

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Yes        | ?            | N         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |       |
|----------------|-------------|-----------------------|-------------------------|-------|
| Gross          | Developable |                       | 50dph                   | 30dph |
| 3.95           | 3.95        | null                  | 197                     | 118   |



| Site ID | Land south of Hadleigh       | Site Source |
|---------|------------------------------|-------------|
| 40503   | Hadleigh Suburban - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 6     | No surface water flood risk  |  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 3     | Within 100m of a Wildlife Site   | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |
| Badger Consultation Zone     | 6                              | 6     | No setts present   |  | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site   | TPOs to be incorporated and protected through any potential                                | Y              |



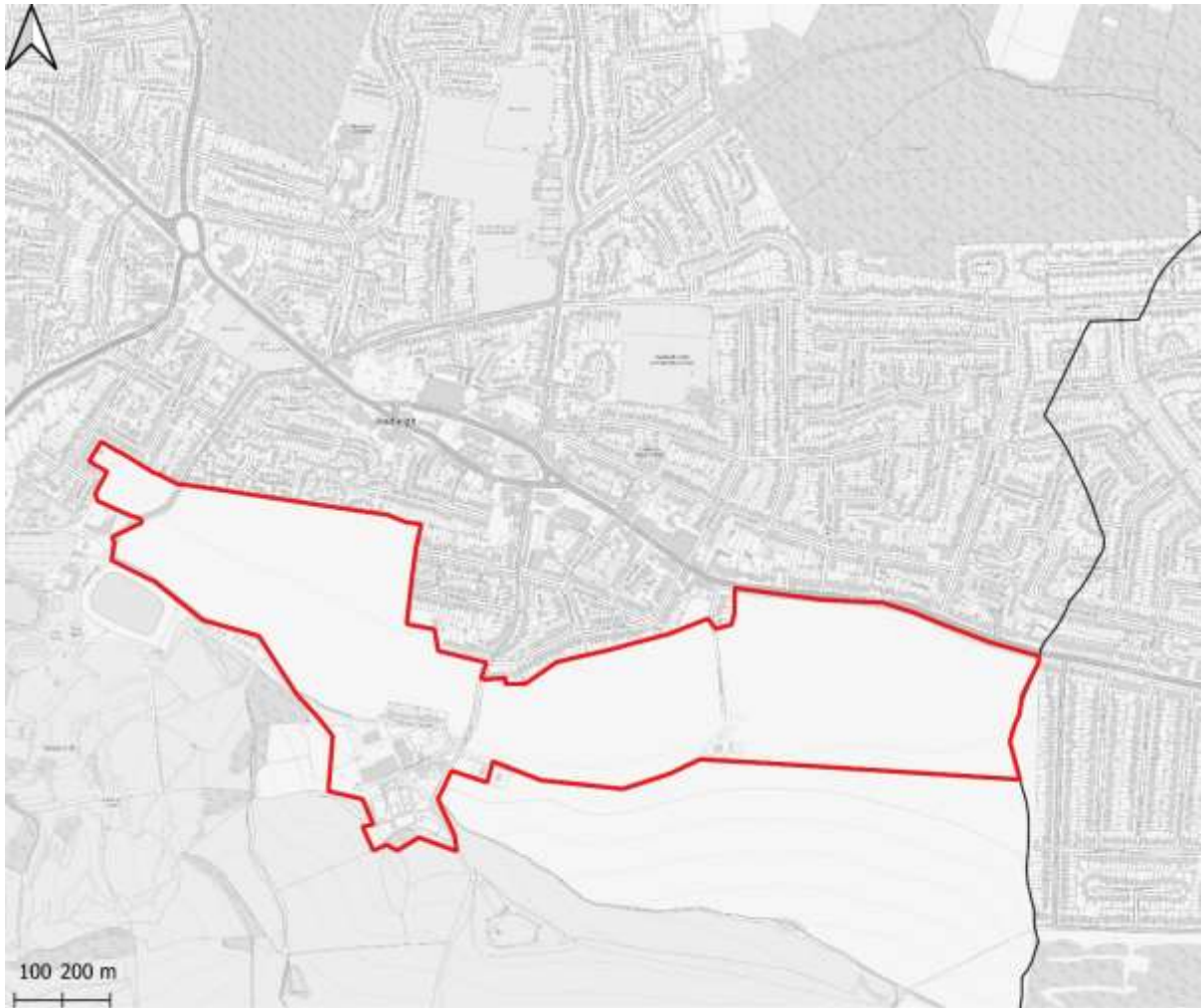
|   |   |   |  |   |   |
|---|---|---|--|---|---|
|   |   |   |  | development, including any tree protection distances.   |   |
| <b>Conservation Area</b>                | 2 | 2 | Not within or near a conservation area                   |   | Y |
| <b>Listed Buildings</b>                 | 2 | 2 | Not a listed building and not near a listed building     |   | Y |
| <b>Scheduled Monuments</b>              | 2 | 0 | Less than 100m from a Scheduled Monument                 | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | ? |
| <b>Archaeological Consultation Zone</b> | 2 | 0 | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary  | Y |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |   | Y |
| <b>Noise</b>                            | 4 | 2 | 55dB(A)-70dB(A)  |   | Y |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                             |   | Y |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                    |   | Y |
| <b>Service Accessibility Score</b>      | 4 | 4 | High level of access to services within walking distance |   | Y |
| <b>Sustainable accessibility</b>        | 4 | 2 | Within 800m of a bus stop with at least one bus per hour |   | Y |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield   |   | Y |
| <b>Employment Area Designation</b>      | 4 | 4 | Not in employment area designation                       |   | Y |

|                          |   |   |                              |  |           |
|--------------------------|---|---|------------------------------|--|-----------|
| <b>Public Open Space</b> | 6 | 3 | Adjacent to Public Open Land |  | Y         |
|                          |   |   |                              | <b>Suitability Score (unmitigated)</b> | <b>58</b> |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

|                |                   |                     |                  |
|----------------|-------------------|---------------------|------------------|
| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
| Y              | Yes               | ?                   | ?                |

| <b>Site Size (Ha)</b> |                    | <b>Reasons for reduction</b> | <b>Assumed Density (units)</b> |              |
|-----------------------|--------------------|------------------------------|--------------------------------|--------------|
| <b>Gross</b>          | <b>Developable</b> |                              | <b>50dph</b>                   | <b>30dph</b> |
| 63.59                 | 63.59              | null                         | 3179                           | 1907         |



## 11. Thundersley – A13

| Site ID | Land on the corner of London Road and Kenneth Road (Thundersley Congregational Church and The Beacon) |     | Site Source      |
|---------|---|-----|------------------|
| 40221   | Thundersley   | A13 | Site search 2024 |

| Suitability Criteria         | Max Score                      | Score | Description   | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|---|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                  |  | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area                               | Proposals to incorporate SUDS into the scheme  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |   |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |   |  | Y              |
| Water Supply                 | No issues have been identified |       |   |  | Y              |
| Electricity Capacity         | No issues have been identified |       |   |  | Y              |
| Broadband Coverage           | 2                              | 1     | Superfast in area adjacent to site between 24Mbps and 100Mbps |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone      |  | Y              |
| Local Wildlife Sites         | 6                              | 3     | Within 100m of a Wildlife Site                                | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |
| Protected Species            | 6                              | 6     | No species present  |  | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site  | TPOs to be incorporated  | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       |  | and protected through any potential development, including any tree protection distances. |                |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area                   |   | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building     |   | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 2     | Not in an archaeological consultation zone               |   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate.        | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |   | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |   | Y              |

| Suitability Criteria        | Max Score | Score | Description                              | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|---------------------------------|----------------|
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site) |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation       |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                  |                                 | Y              |
|                             |           |       |  | Suitability Score (unmitigated) | 62             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.33           | 0.33        | null                  | 41                      | 33       | 402                                   | 20% non residential    |



| Site ID | USP College, Kiln Road |     | Site Source      |
|---------|------------------------|-----|------------------|
| 40515   | Thundersley            | A13 | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsa                                       |  | Y              |



| Suitability Criteria        | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
|                             |           |       | r 250m Buffer Zone                                 |  |                |
| <b>Local Wildlife Sites</b> | 6         | 6     | Not within or near a Local Wildlife Site           |  | Y              |
| <b>Protected Species</b>    | 6         | 6     | No species present                                 |  | Y              |
| <b>TPOs</b>                 | 4         | 0     | 3 or more TPOs on site                             | TPOs to be incorporated and protected through any potential development, including any tree protection distances. Where any TPO is removed due to development then it should be recompensated with a measurable net gain.        | Y              |
| <b>Conservation Area</b>    | 2         | 2     | Not within or near a conservation area             |  | Y              |
| <b>Listed Buildings</b>     | 2         | 1     | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>64</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viability? | Available? | Deliverability? | Suitable? |
|------------|------------|-----------------|-----------|
| Y          | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 4.34           | 4.34        | null                  | 542                     | 434      | 5291                                  | 20% non residential    |



| Site ID | Council Offices, Kiln Road |     | Site Source |
|---------|----------------------------|-----|-------------|
| 40516   | Thundersley                | A13 | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme  | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 3     | Within 100m of a Wildlife Site   | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>69</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 2.70           | 2.70        | null                  | 338                     | 270      | 3300                                  | 20% non residential    |



| Site ID | Thames Loose Leaf, 289 Kiln Road |     | Site Source |
|---------|----------------------------------|-----|-------------|
| 40517   | Thundersley                      | A13 | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>70</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |



| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.18           | 0.18        | null                  | 22                      | 18       | 217                                   | 20% non residential    |



## 12.Thundersley – Suburban

| Site ID | Land between Starling Close and Hacks Drive |                     | Site Source      |
|---------|---|---------------------|------------------|
| 37039   | Thundersley                                 | Suburban - Mainland | SHLAA Sites 2018 |

| Suitability Criteria         | Max Score                      | Score | Description                                  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial) |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area              | Proposals to incorporate SUDS into the scheme                                     | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site    | Provide upgrades to broadband   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 0     | Within a SSSI/SPA/Ramsar 250m Buffer Zone    | Any proposal should consider the impact to the SSSI and implement any mitigation. | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site     |   | Y              |
| Protected Species            | 6                              | 6     | No species present                           |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs                                      |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area       |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 0     | Greenfield   | Provide upgrades to broadband          | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>61</b>      |

#### Additional Suitability Comments

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.10           | 0.10        | null                  | 7                       | N/A      | null                                  | 100% Resi              |



| Site ID | Land between Highfield Avenue and Nicholson Road |                     | Site Source      |
|---------|--|---------------------|------------------|
| 37251   | Thundersley                                      | Suburban - Mainland | SHLAA Sites 2018 |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Protected Species            | 6                              | 6     | No species present   |   | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site   | The majority of the site is covered with a blanket TPO, any development would have to compensate for any loss of trees. | N              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 0     | Greenfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>67</b>      |

| Additional Suitability Comments          |
|--|
| Majority of the site is covered by TPOs. |



| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | N         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.32           | 0.32        | null                  | 22                      | N/A      | null                                  | 100% Resi              |



|                |                          |                            |                                 |
|----------------|--------------------------|----------------------------|---------------------------------|
| <b>Site ID</b> | <b>343 Rayleigh Road</b> |                            | <b>Site Source</b>              |
| <b>38005</b>   | <b>Thundersley</b>       | <b>Suburban - Mainland</b> | <b>Brownfield Register 2024</b> |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>                            | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 6            | Not within or near a Local Wildlife Site                                     |   | Y                     |
| <b>Protected Species</b>            | 6                              | 6            | No species present   |   | Y                     |
| <b>TPOs</b>                         | 4                              | 4            | No TPOs  |   | Y                     |
| <b>Conservation Area</b>            | 2                              | 2            | Not within or near a conservation area                                       |   | Y                     |
| <b>Listed Buildings</b>             | 2                              | 2            | Not a listed building and not near a listed building                         |   | Y                     |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>75</b>      |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) | Reasons for reduction | Assumed Density (units) | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-----------------------|-------------------------|---------------------------------------|------------------------|
|                |                       |                         |                                       |                        |



| Site ID | Rayleigh Road Parade, Rayleigh Road |                     | Site Source |
|---------|-------------------------------------|---------------------|-------------|
| 39901   | Thundersley                         | Suburban - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband                 | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                 |   | Y              |
| Protected Species            | 6                              | 6     | No species present                                       |   | Y              |
| TPOs                         | 4                              | 4     | No TPOs  |   | Y              |
| Conservation Area            | 2                              | 2     | Not within or near a conservation area                   |   | Y              |
| Listed Buildings             | 2                              | 2     | Not a listed building and not near a listed building     |   | Y              |
| Scheduled Monuments          | 2                              | 2     | More than 500m from a Scheduled Monument                 |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 0     | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 6     | Brownfield   | Provide upgrades to broadband  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b>   | <b>71</b>      |

#### Additional Suitability Comments

Due to the shape of the site there is limited development potential of 6 units or more.

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | N         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.10           | 0.10        | null                  | 7                       | N/A      | null                                  | 100% Resi              |



| Site ID | Rayleigh Weir employment |                     | Site Source      |
|---------|--------------------------|---------------------|------------------|
| 40226   | Thundersley              | Suburban - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsa                                       |  | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       | r 250m Buffer Zone                                   |   |                |
| <b>Local Wildlife Sites</b>             | 6         | 3     | Within 100m of a Wildlife Site                       | Proposals should consider any impact of the development on the nearby local wildlife site.                        | Y              |
| <b>Protected Species</b>                | 6         | 6     | No species present                                   |   | Y              |
| <b>TPOs</b>                             | 4         | 0     | 3 or more TPOs on site                               | TPOs to be incorporated and protected through any potential development, including any tree protection distances. | Y              |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area               |   | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument             |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      |   | Y              |
| <b>Noise</b>                            | 4         | 0     | Greater than 70dB(A)                                 | Proposal to consider the impact of noise on future occupants and ways to mitigate.                                | Y              |



| Suitability Criteria        | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|--|----------------|
| Contaminated land           | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                  | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility   | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation | 4         | 0     | In employment area designation                           | Implications to loss of employment should be tested at Plan level. | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                             |           |       |  | <b>Suitability Score (unmitigated)</b>                             | <b>52</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 8.47           | 8.47        | null                  | 593                     | N/A      | null                                  | 100% Resi              |





| Site ID | Rayleigh Weir retail |                     | Site Source      |
|---------|----------------------|---------------------|------------------|
| 40227   | Thundersley          | Suburban - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsa                                       |  | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|---|----------------|
|                                  |           |       | r 250m Buffer Zone                                   |   |                |
| Local Wildlife Sites             | 6         | 6     | Not within or near a Local Wildlife Site             |   | Y              |
| Protected Species                | 6         | 6     | No species present                                   |   | Y              |
| TPOs                             | 4         | 2     | 2 TPOs or less on site                               | Protect and incorporate any TPOs in any future proposal, including tree protection distances. | Y              |
| Conservation Area                | 2         | 2     | Not within or near a conservation area               |   | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument             |   | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary                              | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      |   | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)                                      |   | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                         |   | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                |   | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                |   | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at                    |   | Y              |

| Suitability Criteria        | Max Score | Score | Description                              | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|--|---------------------------------|----------------|
|                             |           |       | least one bus per hour                   |                                 |                |
| Brownfield                  | 6         | 3     | Partially Brownfield (at least 50% site) |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation       |                                 | Y              |
| Public Open Space           | 6         | 6     | Not publicly accessible                  |                                 | Y              |
|                             |           |       |  | Suitability Score (unmitigated) | 65             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 9.72           | 9.72        | null                  | 681                     | N/A      | null                                  | 100% Resi              |



| Site ID | Halfords, 543-557 Rayleigh Road |                     | Site Source              |
|---------|---------------------------------|---------------------|--------------------------|
| 40269   | Thundersley                     | Suburban - Mainland | Brownfield Register 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|---|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme                                     | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |   | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |   | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |   | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |   | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 0     | Within a SSSI/SPA/Ramsar 250m Buffer Zone                                    | Any proposal should consider the impact to the SSSI and implement any mitigation. | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |   | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |   | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |

| <b>Suitability Criteria</b>             | <b>Max Score</b> | <b>Score</b> | <b>Description</b>                                       | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|---|------------------|--------------|--|--|-----------------------|
| <b>Listed Buildings</b>                 | 2                | 2            | Not a listed building and not near a listed building     |  | Y                     |
| <b>Scheduled Monuments</b>              | 2                | 2            | More than 500m from a Scheduled Monument                 |  | Y                     |
| <b>Archaeological Consultation Zone</b> | 2                | 0            | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary                   | Y                     |
| <b>Air Quality</b>                      | 6                | 6            | Nearest AQ Monitor annual average lower than 30          |  | Y                     |
| <b>Noise</b>                            | 4                | 0            | Greater than 70dB(A)                                     | Proposal to consider the impact of noise on future occupants and ways to mitigate. | Y                     |
| <b>Contaminated land</b>                | 2                | 2            | No evidence of contamination                             |  | Y                     |
| <b>Topography</b>                       | 2                | 2            | Relatively flat no more than 6% slope                    |  | Y                     |
| <b>Service Accessibility Score</b>      | 4                | 2            | Some services within walking distance                    |  | Y                     |
| <b>Sustainable accessibility</b>        | 4                | 4            | Within 400m of a bus stop with at least one bus per hour |  | Y                     |
| <b>Brownfield</b>                       | 6                | 3            | Partially Brownfield (at least 50% site)                 |  | Y                     |
| <b>Employment Area Designation</b>      | 4                | 4            | Not in employment area designation                       |  | Y                     |
| <b>Public Open Space</b>                | 6                | 6            | Not publicly accessible                                  |  | Y                     |

| Suitability Criteria | Max Score | Score | Description | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------|---------------------------------|----------------|
|                      |           |       |             | Suitability Score (unmitigated) | 62             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.43           | 0.43        | null                  | 30                      | N/A      | null                                  | 100% Resi              |





| Site ID | 61-69 Hart Road |                     | Site Source              |
|---------|-----------------|---------------------|--------------------------|
| 40272   | Thundersley     | Suburban - Mainland | Brownfield Register 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?                                   | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|---|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |   | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |   | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |   | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |   | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |   | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |   | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| <b>Listed Buildings</b>             | 2                              | 2     | Not a listed building and not near a listed building                         |   | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?                            | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| Noise                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| Service Accessibility Score      | 4         | 2     | Some services within walking distance                    |  | Y              |
| Sustainable accessibility        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| Brownfield                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| Employment Area Designation      | 4         | 4     | Not in employment area designation                       |  | Y              |
| Public Open Space                | 6         | 6     | Not publicly accessible                                  |  | Y              |
|                                  |           |       |  | <b>Suitability Score (unmitigated)</b> | <b>74</b>      |

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|--|
| <b>Additional Suitability Comments</b> |
|  |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Unknown    | Unknown         | Y         |



| Site ID | Thundersley clinic, Kenneth Road |                     | Site Source      |
|---------|----------------------------------|---------------------|------------------|
| 40507   | Thundersley                      | Suburban - Mainland | Site search 2024 |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|---|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme           | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |   | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |   | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |   | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |   | Y              |
| <b>Broadband Coverage</b>           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| <b>Protected Species</b>            | 6                              | 6     | No species present   |   | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |   | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                                       |   | Y              |
| <b>Listed Buildings</b>             | 2                              | 1     | Within 100m of a listed building, but not adjacent                           | Development should respect the setting of nearby listed | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. |                |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 2     | Not in an archaeological consultation zone               |  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 4     | Within 400m of a bus stop with at least one bus per hour |  | Y              |
| <b>Brownfield</b>                       | 6         | 3     | Partially Brownfield (at least 50% site)                 |  | Y              |
| <b>Employment Area Designation</b>      | 4         | 4     | Not in employment area designation                       |  | Y              |

| Suitability Criteria | Max Score | Score | Description             | Mitigation?                     | Suitable (Y/N) |
|----------------------|-----------|-------|-------------------------|---------------------------------|----------------|
| Public Open Space    | 6         | 6     | Not publicly accessible |                                 | Y              |
|                      |           |       |                         | Suitability Score (unmitigated) | 73             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Deliverability? | Suitable? |
|---------|------------|-----------------|-----------|
| Y       | Available  | Developable     | Y         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |          | Floorspace Capacity (m <sup>2</sup> ) | Recommended Policy Mix |
|----------------|-------------|-----------------------|-------------------------|----------|---------------------------------------|------------------------|
| Gross          | Developable |                       | 100% resi               | 80% resi |                                       |                        |
| 0.19           | 0.19        | null                  | 13                      | N/A      | null                                  | 100% Resi              |







## 13.Thundersley - Strategic Green Belt

| Site ID | East of Rayleigh Road          | Site Source |
|---------|--------------------------------|-------------|
| 40492   | ThundersleySuburban - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme  | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |
| Local Wildlife Sites         | 6                              | 3     | Within 100m of a Wildlife Site   | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |
| Badger Consultation Zone     | 6                              | 0     | Main setts present   | Further investigations required into any   | Unknown        |

|   |   |   |  |  |   |
|---|---|---|--|--|---|
|   |   |   |  | potential harm to wildlife with full mitigation implemented.   |   |
| <b>TPOs</b>                             | 4 | 0 | 3 or more TPOs on site                             | TPOs to be incorporated and protected through any potential development, including any tree protection distances.  | Y |
| <b>Conservation Area</b>                | 2 | 2 | Not within or near a conservation area             |  | Y |
| <b>Listed Buildings</b>                 | 2 | 1 | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y |
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument           |  | Y |
| <b>Archaeological Consultation Zone</b> | 2 | 0 | In an archaeological consultation zone             | Consultation required and mitigation   | Y |

|                                    |   |   |  |  |           |
|------------------------------------|---|---|--|--|-----------|
|                                    |   |   |  | implemented where necessary            |           |
| <b>Air Quality</b>                 | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |  | Y         |
| <b>Noise</b>                       | 4 | 2 | 55dB(A)-70dB(A)  |  | Y         |
| <b>Contaminated land</b>           | 2 | 2 | No evidence of contamination                             |  | Y         |
| <b>Topography</b>                  | 2 | 2 | Relatively flat no more than 6% slope                    |  | Y         |
| <b>Service Accessibility Score</b> | 4 | 2 | Some services within walking distance                    |  | Y         |
| <b>Sustainable accessibility</b>   | 4 | 4 | Within 400m of a bus stop with at least one bus per hour |  | Y         |
| <b>Brownfield</b>                  | 6 | 0 | Greenfield   |  | Y         |
| <b>Employment Area Designation</b> | 4 | 4 | Not in employment area designation                       |  | Y         |
| <b>Public Open Space</b>           | 6 | 6 | Not within or near Public Open Land                      |  | Y         |
|                                    |   |   |  | <b>Suitability Score (unmitigated)</b> | <b>53</b> |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

|                |                   |                     |                  |
|----------------|-------------------|---------------------|------------------|
| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
| Y              | Yes               | ?                   | Unknown          |

| <b>Site Size (Ha)</b> |                    | <b>Reasons for reduction</b> | <b>Assumed Density (units)</b> |              |
|-----------------------|--------------------|------------------------------|--------------------------------|--------------|
| <b>Gross</b>          | <b>Developable</b> |                              | <b>50dph</b>                   | <b>30dph</b> |
| 32.08                 | 32.08              | null                         | 1604                           | 962          |



|                |  |                    |
|----------------|--|--------------------|
| <b>Site ID</b> | <b>Land north of Grasmere Road and Borrowdale Road</b> | <b>Site Source</b> |
| <b>40494</b>   | <b>Thundersley Suburban - Mainland</b>                 | <b>CFS 2024</b>    |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>                                       | <b>Mitigation?</b>  | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme   | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 0            | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 6            | Not within a Local Wildlife Site                         |   | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 0            | Main setts present                                       | Further investigations required into any potential harm to wildlife with full mitigation implemented. | Unknown               |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site                                   | TPOs to be incorporated and protected through any   | Y                     |

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|   |   |   |  | potential development, including any tree protection distances.   |   |
| <b>Conservation Area</b>                | 2 | 2 | Not within or near a conservation area                   |   | Y |
| <b>Listed Buildings</b>                 | 2 | 2 | Not a listed building and not near a listed building     |   | Y |
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument                 |   | Y |
| <b>Archaeological Consultation Zone</b> | 2 | 0 | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary  | Y |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |   | Y |
| <b>Noise</b>                            | 4 | 2 | 55dB(A)-70dB(A)  |   | Y |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                             |   | Y |
| <b>Topography</b>                       | 2 | 1 | Sloping or undulating no more than 20% slope             | The proposal will need to consider how change in levels may impact the development potential and address accordingly. | Y |
| <b>Service Accessibility Score</b>      | 4 | 2 | Some services within walking distance                    |   | Y |
| <b>Sustainable accessibility</b>        | 4 | 2 | Within 800m of a bus stop with at least one bus per hour |   | Y |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield   |   | Y |
| <b>Employment Area Designation</b>      | 4 | 4 | Not in employment area designation                       |   | Y |

|                          |   |   |                                     |  |           |
|--------------------------|---|---|-------------------------------------|--|-----------|
| <b>Public Open Space</b> | 6 | 6 | Not within or near Public Open Land |  | Y         |
|                          |   |   |                                     | <b>Suitability Score (unmitigated)</b> | <b>52</b> |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

|                |                   |                     |                  |
|----------------|-------------------|---------------------|------------------|
| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
| Y              | Yes               | ?                   | Unknown          |

| <b>Site Size (Ha)</b> |                    | <b>Reasons for reduction</b> | <b>Assumed Density (units)</b> |              |
|-----------------------|--------------------|------------------------------|--------------------------------|--------------|
| <b>Gross</b>          | <b>Developable</b> |                              | <b>50dph</b>                   | <b>30dph</b> |
| 7.54                  | 7.54               | null                         | 377                            | 226          |





|                |  |                    |
|----------------|--|--------------------|
| <b>Site ID</b> | <b>The Chase</b>                       | <b>Site Source</b> |
| <b>40498</b>   | <b>Thundersley Suburban - Mainland</b> | <b>CFS 2024</b>    |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 0            | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y                     |

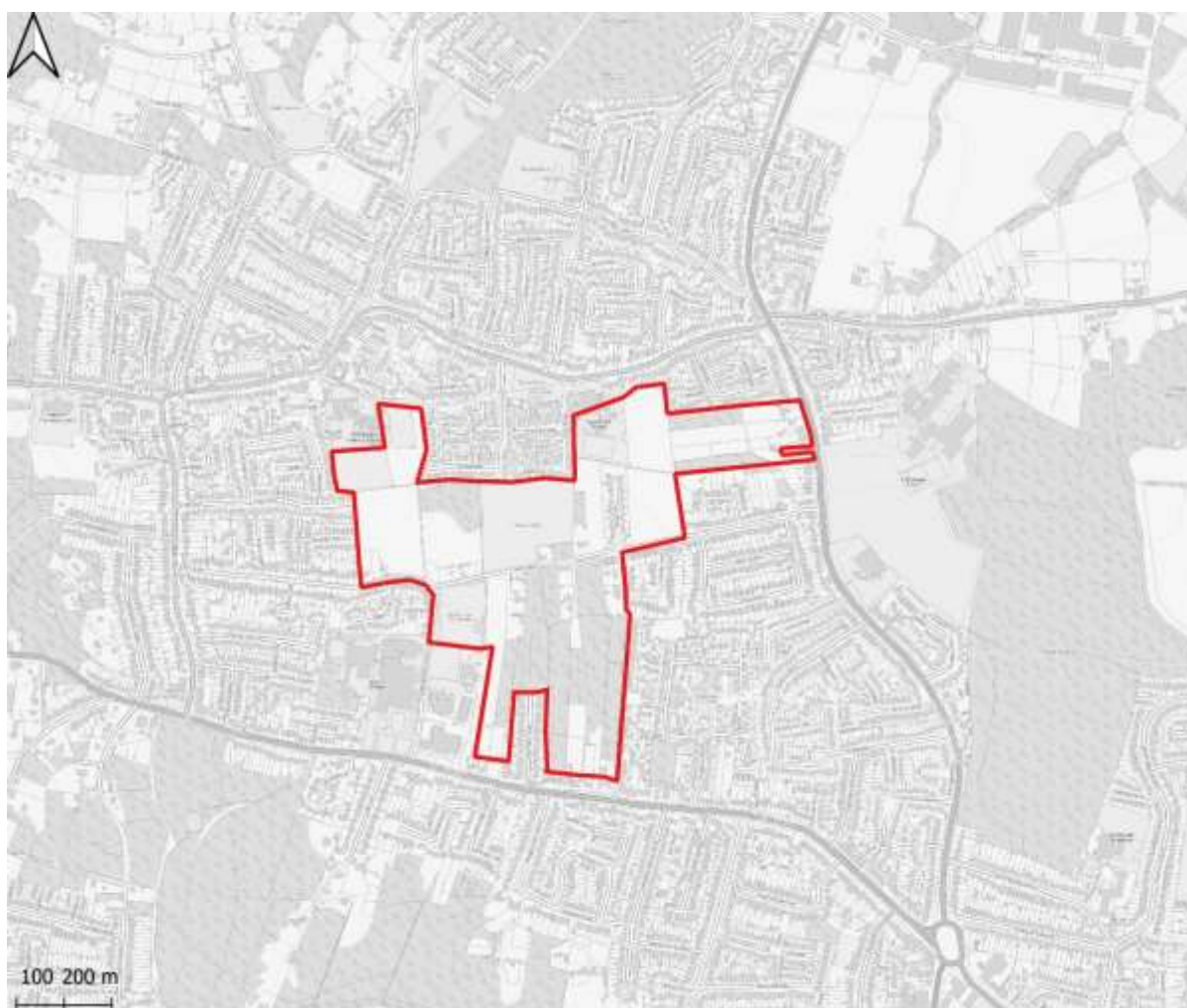
|                                 |   |   |  |  |         |
|---------------------------------|---|---|--|--|---------|
| <b>Local Wildlife Sites</b>     | 6 | 0 | Within a Local Wildlife Site                       | Further investigations required into any potential harm to habitat with full mitigation implemented.   | unknown |
| <b>Badger Consultation Zone</b> | 6 | 0 | Main setts present                                 | Further investigations required into any potential harm to wildlife with full mitigation implemented.  | Unknown |
| <b>TPOs</b>                     | 4 | 0 | 3 or more TPOs on site                             | TPOs to be incorporated and protected through any potential development, including any tree protection distances.  | Y       |
| <b>Conservation Area</b>        | 2 | 2 | Not within or near a conservation area             |  | Y       |
| <b>Listed Buildings</b>         | 2 | 1 | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y       |

|   |   |   |  |  |           |
|---|---|---|--|--|-----------|
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument                 |  | Y         |
| <b>Archaeological Consultation Zone</b> | 2 | 2 | Not in an archaeological consultation zone               |  | Y         |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |  | Y         |
| <b>Noise</b>                            | 4 | 4 | Less than 55 dB(A)                                       |  | Y         |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                             |  | Y         |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                    |  | Y         |
| <b>Service Accessibility Score</b>      | 4 | 2 | Some services within walking distance                    |  | Y         |
| <b>Sustainable accessibility</b>        | 4 | 4 | Within 400m of a bus stop with at least one bus per hour |  | Y         |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield   |  | Y         |
| <b>Employment Area Designation</b>      | 4 | 4 | Not in employment area designation                       |  | Y         |
| <b>Public Open Space</b>                | 6 | 0 | On Public Open Land                                      | Development proposal will need to consider replacing open space through development proposal to ensure no overall loss of open space provision | ?         |
|   |   |   |  | <b>Suitability Score (unmitigated)</b>   | <b>45</b> |

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|--|
| <b>Additional Suitability Comments</b> |
|  |

|                |                   |                     |                  |
|----------------|-------------------|---------------------|------------------|
| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
| Y              | Yes               | ?                   | Unknown          |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |       |
|----------------|-------------|-----------------------|-------------------------|-------|
| Gross          | Developable |                       | 50dph                   | 30dph |
| 34.76          | 34.76       | null                  | 1738                    | 1042  |



| Site ID | North West Thundersley         | Site Source |
|---------|--------------------------------|-------------|
| 0       | ThundersleySuburban - Mainland | CFS 2024    |

| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|--|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y              |
| Pluvial Flood Risk           | 6                              | 0     | Within a Potential surface water flooding hotspot                            | Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding. | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |  | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |  | Y              |
| Water Supply                 | No issues have been identified |       |  |  | Y              |
| Electricity Capacity         | No issues have been identified |       |  |  | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y              |

|                                 |   |   |  |  |         |
|---------------------------------|---|---|--|--|---------|
| <b>Local Wildlife Sites</b>     | 6 | 0 | Within a Local Wildlife Site                       | Further investigations required into any potential harm to habitat with full mitigation implemented.   | unknown |
| <b>Badger Consultation Zone</b> | 6 | 6 | No setts present                                   |  | Y       |
| <b>TPOs</b>                     | 4 | 0 | 3 or more TPOS on site                             | TPOs to be incorporated and protected through any potential development, including any tree protection distances.  | Y       |
| <b>Conservation Area</b>        | 2 | 2 | Not within or near a conservation area             |  | Y       |
| <b>Listed Buildings</b>         | 2 | 1 | Within 100m of a listed building, but not adjacent | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y       |
| <b>Scheduled Monuments</b>      | 2 | 2 | More than 500m from a Scheduled Monument           |  | Y       |

|   |   |   |  |  |           |
|---|---|---|--|--|-----------|
| <b>Archaeological Consultation Zone</b> | 2 | 0 | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y         |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |  | Y         |
| <b>Noise</b>                            | 4 | 2 | 55dB(A)-70dB(A)  |  | Y         |
| <b>Contaminated land</b>                | 2 | 1 | Identified as potentially contaminated                   | Contaminated land assessment and remediation   | unknown   |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                    |  | Y         |
| <b>Service Accessibility Score</b>      | 4 | 2 | Some services within walking distance                    |  | Y         |
| <b>Sustainable accessibility</b>        | 4 | 0 | Within 800m of a bus stop with at least one bus per hour |  | Y         |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield   |  | Y         |
| <b>Employment Area Designation</b>      | 4 | 4 | Not in employment area designation                       |  | Y         |
| <b>Public Open Space</b>                | 6 | 0 | On Public Open Land                                      | Development proposal will need to consider replacing open space through development proposal to ensure no overall loss of open space provision | ?         |
|   |   |   |  | <b>Suitability Score (unmitigated)</b>   | <b>42</b> |

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|--|
| <b>Additional Suitability Comments</b> |
|  |



| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Unknown    | ?            | ?         |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |       |
|----------------|-------------|-----------------------|-------------------------|-------|
| Gross          | Developable |                       | 50dph                   | 30dph |
| 187.47         | 187.47      | null                  | 9373                    | 5624  |





| Site ID | East of Rayleigh Road (GB13a)   | Site Source |
|---------|---------------------------------|-------------|
| 40542   | Thundersley Suburban - Mainland | CFS 2024    |

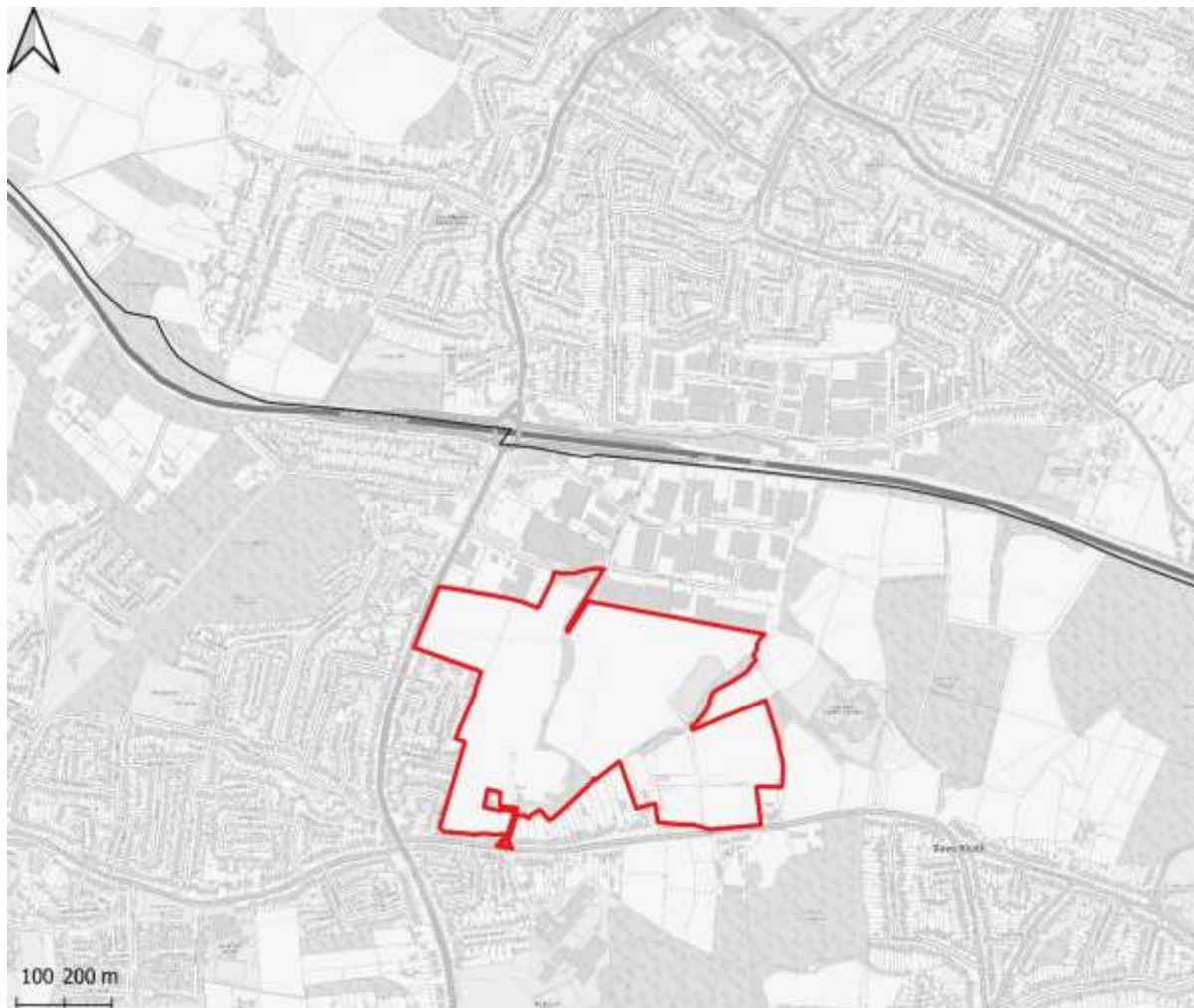
| Suitability Criteria         | Max Score                      | Score | Description  | Mitigation?   | Suitable (Y/N) |
|------------------------------|--------------------------------|-------|--|---|----------------|
| Tidal and Fluvial Flood Risk | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y              |
| Pluvial Flood Risk           | 6                              | 3     | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme   | Y              |
| Drainage Capacity (network)  | No issues have been identified |       |  |   | Y              |
| Drainage Capacity (WRC)      | No issues have been identified |       |  |   | Y              |
| Water Supply                 | No issues have been identified |       |  |   | Y              |
| Electricity Capacity         | No issues have been identified |       |  |   | Y              |
| Broadband Coverage           | 2                              | 2     | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y              |
| SSSI / SPA / Ramsar Sites    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y              |
| Local Wildlife Sites         | 6                              | 6     | Not within or near a Local Wildlife Site                                     |   | Y              |
| Badger Consultation Zone     | 6                              | 6     | No setts present   |   | Y              |
| TPOs                         | 4                              | 0     | 3 or more TPOs on site   | TPOs to be incorporated and protected through any potential development, including any tree protection distances. | Y              |

|   |   |   |  |  |           |
|---|---|---|--|--|-----------|
| <b>Conservation Area</b>                | 2 | 2 | Not within or near a conservation area                   |  | Y         |
| <b>Listed Buildings</b>                 | 2 | 2 | Not a listed building and not near a listed building     |  | Y         |
| <b>Scheduled Monuments</b>              | 2 | 2 | More than 500m from a Scheduled Monument                 |  | Y         |
| <b>Archaeological Consultation Zone</b> | 2 | 0 | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary | Y         |
| <b>Air Quality</b>                      | 6 | 6 | Nearest AQ Monitor annual average lower than 30          |  | Y         |
| <b>Noise</b>                            | 4 | 2 | 55dB(A)-70dB(A)  |  | Y         |
| <b>Contaminated land</b>                | 2 | 2 | No evidence of contamination                             |  | Y         |
| <b>Topography</b>                       | 2 | 2 | Relatively flat no more than 6% slope                    |  | Y         |
| <b>Service Accessibility Score</b>      | 4 | 2 | Some services within walking distance                    |  | Y         |
| <b>Sustainable accessibility</b>        | 4 | 2 | Within 800m on a bus stop with at least one bus per hour |  | Y         |
| <b>Brownfield</b>                       | 6 | 0 | Greenfield   |  | Y         |
| <b>Employment Area Designation</b>      | 4 | 4 | Not in employment area designation                       |  | Y         |
| <b>Public Open Space</b>                | 6 | 6 | Not within or near Public Open Land                      |  | Y         |
|   |   |   |  | <b>Suitability Score (unmitigated)</b>                           | <b>61</b> |

|  |
|--|
| <b>Additional Suitability Comments</b> |
|  |

|                |                   |                     |                  |
|----------------|-------------------|---------------------|------------------|
| <b>Viable?</b> | <b>Available?</b> | <b>Developable?</b> | <b>Suitable?</b> |
| Y              | Yes               | ?                   | Unknown          |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |       |
|----------------|-------------|-----------------------|-------------------------|-------|
| Gross          | Developable |                       | 50dph                   | 30dph |
| 14.30          | 14.30       | null                  | 715                     | 429   |



## 14.Thundersley - Green Belt

|                |                                   |                    |
|----------------|-----------------------------------|--------------------|
| <b>Site ID</b> | <b>Land West of Kingsley Lane</b> | <b>Site Source</b> |
| 40546          | ThundersleySuburban - Mainland    | N/A                |

| Suitability Criteria                | Max Score                      | Score | Description                                    | Mitigation?   | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|---|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)   |   | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 6     | No surface water flood risk                    |   | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |   | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |   | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |   | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |   | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site      | Provide upgrades to broadband   | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 3     | Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 3     | Within 100m of a Wildlife Site                 | Proposals should consider any impact of the development on the nearby local wildlife site.    | Y              |
| <b>Badger Consultation Zone</b>     | 6                              | 6     | No setts present                               |   | Y              |
| <b>TPOs</b>                         | 4                              | 0     | 3 or more TPOs on site                         | Protect and incorporate any TPOs in any future proposal, including tree protection distances. | Y              |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          | ?  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat “no more than 6% slope                   |  | Y              |
| Service Accessibility Score      | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |  | Y              |
| Sustainable accessibility        | 4         | 2     | Fair Accessibility                                       | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site. | Y              |
| Brownfield                       | 6         | 0     | Greenfield   |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---------------------------------|----------------|
| Employment Area Designation | 4         | 4     | Not in employment area designation  |                                 | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |                                 | Y              |
|                             |           |       |                                     | Suitability Score (unmitigated) | 56             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 1.20           | 1.20        | null                  | 60                      | 36          |



|                |  |                    |
|----------------|--|--------------------|
| <b>Site ID</b> | <b>Land Off Goldfinch Lane</b>         | <b>Site Source</b> |
| <b>40545</b>   | <b>Thundersley Suburban - Mainland</b> | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>                                       | <b>Mitigation?</b>  | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 6            | No surface water flood risk                              |   | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 0            | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 3            | Within 100m of a Wildlife Site                           | Proposals should consider any impact of the development on the nearby local wildlife site.    | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |   | Y                     |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site                                   | Protect and incorporate any TPOs in any future proposal, including tree protection distances. | Y                     |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|---|----------------|
| Conservation Area                | 2         | 2     | Not within or near a conservation area               |   | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument             |   | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      | ?   | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)                                      |   | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                         |   | Y              |
| Topography                       | 2         | 2     | Relatively flat “no more than 6% slope               |   | Y              |
| Service Accessibility Score      | 4         | 0     | Beyond 800m of a bus stop                            | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?              |
| Sustainable accessibility        | 4         | 0     | Poor Accessibility                                   | Further work is required to understand the achievability of developing this site with   | N              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---|----------------|
|                             |           |       |                                     | services. The site should provide a number of services to be sustainable. |                |
| Brownfield                  | 6         | 0     | Greenfield                          |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |   | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>                                    | <b>55</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 2.17           | 2.17        | null                  | 108                     | 65          |



|                |  |                    |
|----------------|--|--------------------|
| <b>Site ID</b> | <b>Grandview Stables, Grandview Road</b> | <b>Site Source</b> |
| <b>40552</b>   | <b>ThundersleySuburban - Mainland</b>    | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>  | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 6            | No surface water flood risk  |   | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 3            | Within 100m of a Wildlife Site   | Proposals should consider any impact of the development on the nearby local wildlife site.    | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |   | Y                     |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site   | Protect and incorporate any TPOs in any future proposal, including tree protection distances. | Y                     |

| Suitability Criteria             | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|--|----------------|
| Conservation Area                | 2         | 2     | Not within or near a conservation area                   |  | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          | ?  | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)  |  | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                             |  | Y              |
| Topography                       | 2         | 2     | Relatively flat “no more than 6% slope                   |  | Y              |
| Service Accessibility Score      | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |  | Y              |
| Sustainable accessibility        | 4         | 2     | Fair Accessibility                                       | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site. | Y              |
| Brownfield                       | 6         | 0     | Greenfield   |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---------------------------------|----------------|
| Employment Area Designation | 4         | 4     | Not in employment area designation  |                                 | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |                                 | Y              |
|                             |           |       |                                     | Suitability Score (unmitigated) | 61             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 0.96           | 0.96        | null                  | 48                      | 29          |



|                |                                       |                    |
|----------------|---------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land off Grange Road</b>           | <b>Site Source</b> |
| <b>40553</b>   | <b>ThundersleySuburban - Mainland</b> | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>  | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 6            | No surface water flood risk  |   | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 3            | Within 100m of a Wildlife Site   | Proposals should consider any impact of the development on the nearby local wildlife site.    | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |   | Y                     |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site   | Protect and incorporate any TPOs in any future proposal, including tree protection distances. | Y                     |



| Suitability Criteria             | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|---|----------------|
| Conservation Area                | 2         | 2     | Not within or near a conservation area               |   | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| Scheduled Monuments              | 2         | 2     | More than 500m from a Scheduled Monument             |   | Y              |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      | ?   | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)                                      |   | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                         |   | Y              |
| Topography                       | 2         | 2     | Relatively flat “no more than 6% slope               |   | Y              |
| Service Accessibility Score      | 4         | 0     | Beyond 800m of a bus stop                            | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?              |
| Sustainable accessibility        | 4         | 0     | Poor Accessibility                                   | Further work is required to understand the achievability of developing this site with   | N              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---|----------------|
|                             |           |       |                                     | services. The site should provide a number of services to be sustainable. |                |
| Brownfield                  | 6         | 0     | Greenfield                          |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |   | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>                                    | <b>57</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 1.84           | 1.84        | null                  | 92                      | 55          |



## 15. Daws Heath – Strategic Green Belt

| Site ID | Land south of Daws Heath Road  | Site Source |
|---------|--------------------------------|-------------|
| 40101   | Daws Heath Suburban - Mainland | CFS 2024    |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme  | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 3     | Within 100m of a Wildlife Site                           | Proposals should consider any impact of the development on the nearby local wildlife site. | Y              |
| <b>Badger Consultation Zone</b>     | 6                              | 6     | No setts present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 4     | No TPOs  |  | Y              |
| <b>Conservation Area</b>            | 2                              | 2     | Not within or near a conservation area                   |  | Y              |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
| <b>Listed Buildings</b>                 | 2         | 1     | Within 100m of a listed building, but not adjacent       | Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development. | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          |  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                    |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Some services within walking distance                    |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |  | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?                     | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---------------------------------|----------------|
| Brownfield                  | 6         | 0     | Greenfield                          |                                 | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |                                 | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |                                 | Y              |
|                             |           |       |                                     | Suitability Score (unmitigated) | 61             |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Yes        | ?            | ?         |

| Site Size (Ha) |             | Reasons for reduction                        | Assumed Density (units) |       |
|----------------|-------------|--|-------------------------|-------|
| Gross          | Developable |  | 50dph                   | 30dph |
| 3.73           | 3.22        | Ancient Woodland 15m Buffer,Ancient Woodland | 161                     | 96    |



|                |                                      |                    |
|----------------|--------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land south west of Daws Heath</b> | <b>Site Source</b> |
| <b>40499</b>   | <b>Daws HeathSuburban - Mainland</b> | <b>CFS 2024</b>    |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme  | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 0            | Within a Local Wildlife Site   | Further investigations required into any potential harm to habitat with full mitigation implemented. | unknown               |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |  | Y                     |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site   | TPOs to be incorporated and protected through any potential development,                             | Y                     |



| Suitability Criteria                    | Max Score | Score | Description   | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
|   |           |       |   | including any tree protection distances.  |                |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area                        |   | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building          |   | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                      |   | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                        | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30               |   | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)  |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                                  |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                         |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 0     | No services within walking distance                           | Further work is required to understand the achievability of developing this site with services. The site should provide a number of services to be sustainable. | ?              |
| <b>Sustainable accessibility</b>        | 4         | 0     | Beyond 800m of a bus stop served by at least one bus per hour | The site is currently unsustainable and would require   | ?              |

| Suitability Criteria        | Max Score | Score | Description                        | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|------------------------------------|---|----------------|
|                             |           |       |                                    | improvements to bus services and facilities within close proximity to the site. |                |
| Brownfield                  | 6         | 0     | Greenfield                         |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation |   | Y              |
| Public Open Space           | 6         | 3     | Adjacent to Public Open Land       |   | Y              |
|                             |           |       |                                    | <b>Suitability Score (unmitigated)</b>  | <b>50</b>      |

#### Additional Suitability Comments

The site is not considered to be in a sustainable location due to limited access to active and sustainable transport modes and lack of facilities and services within walking distance of the site.

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Yes        | ?            | N         |

| Site Size (Ha) |             | Reasons for reduction                          | Assumed Density (units) |       |
|----------------|-------------|--|-------------------------|-------|
| Gross          | Developable |  | 50dph                   | 30dph |
| 19.15          | 17.30       | Ancient Woodland 15m Buffer, Ancient Woodland, | 865                     | 519   |



|                |                                      |                    |
|----------------|--------------------------------------|--------------------|
| <b>Site ID</b> | <b>Land south east of Daws Heath</b> | <b>Site Source</b> |
| <b>40500</b>   | <b>Daws HeathSuburban - Mainland</b> | <b>CFS 2024</b>    |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>  | <b>Mitigation?</b>  | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|---|---|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                  |   | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area                               | Proposals to incorporate SUDS into the scheme   | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |   |   | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |   |   | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |   |   | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |   |   | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 1            | Superfast in area adjacent to site between 24Mbps and 100Mbps |   | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 3            | Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                |   | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 3            | Within 100m of a Wildlife Site                                | Proposals should consider any impact of the development on the nearby local wildlife site.            | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 0            | Main setts present  | Further investigations required into any potential harm to wildlife with full mitigation implemented. | Unknown               |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site  | TPOs to be incorporated and protected   | Y                     |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|--|---|----------------|
|   |           |       |  | through any potential development, including any tree protection distances.   |                |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area               |   | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| <b>Scheduled Monuments</b>              | 2         | 1     | Between 100m to 500m from a Scheduled Monument       | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      |   | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                   |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                         |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat no more than 6% slope                |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 0     | No services within walking distance                  | Further work is required to understand the  | ?              |

| Suitability Criteria        | Max Score | Score | Description   | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|---|---|----------------|
|                             |           |       |   | achievability of developing this site with services. The site should provide a number of services to be sustainable.                  |                |
| Sustainable accessibility   | 4         | 0     | Beyond 800m of a bus stop served by at least one bus per hour | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?              |
| Brownfield                  | 6         | 0     | Greenfield  |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation                            |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land                           |   | Y              |
|                             |           |       |   | <b>Suitability Score (unmitigated)</b>  | <b>45</b>      |

#### Additional Suitability Comments

The site is in close proximity to a SSSI. The site is not considered to be in a sustainable location due to limited access to active and sustainable transport modes and lack of facilities and services within walking distance of the site.

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Yes        | ?            | N         |

| Site Size (Ha) |             | Reasons for reduction   | Assumed Density (units) |       |
|----------------|-------------|---|-------------------------|-------|
| Gross          | Developable |   | 50dph                   | 30dph |
| 19.97          | 19.34       | Ancient Woodland 15m Buffer, Sites of Special Scientific Interest, Ancient Woodland | 967                     | 580   |



## 16.Daws Heath – Green Belt

| Site ID | Land to the East of St Michaels Road | Site Source |
|---------|--------------------------------------|-------------|
| 40544   | Daws Heath Suburban - Mainland       | N/A         |

| Suitability Criteria                | Max Score                      | Score | Description  | Mitigation?  | Suitable (Y/N) |
|-------------------------------------|--------------------------------|-------|--|--|----------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6     | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y              |
| <b>Pluvial Flood Risk</b>           | 6                              | 3     | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme  | Y              |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |       |  |  | Y              |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |       |  |  | Y              |
| <b>Water Supply</b>                 | No issues have been identified |       |  |  | Y              |
| <b>Electricity Capacity</b>         | No issues have been identified |       |  |  | Y              |
| <b>Broadband Coverage</b>           | 2                              | 0     | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband  | Y              |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6     | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y              |
| <b>Local Wildlife Sites</b>         | 6                              | 0     | Within a Local Wildlife Site                             | Further investigations required into any potential harm to habitat with full mitigation implemented. | Unknown        |
| <b>Badger Consultation Zone</b>     | 6                              | 6     | No setts present   |  | Y              |
| <b>TPOs</b>                         | 4                              | 0     | 3 or more TPOs on site                                   | Protect and incorporate any TPOs in any future proposal,   | Y              |

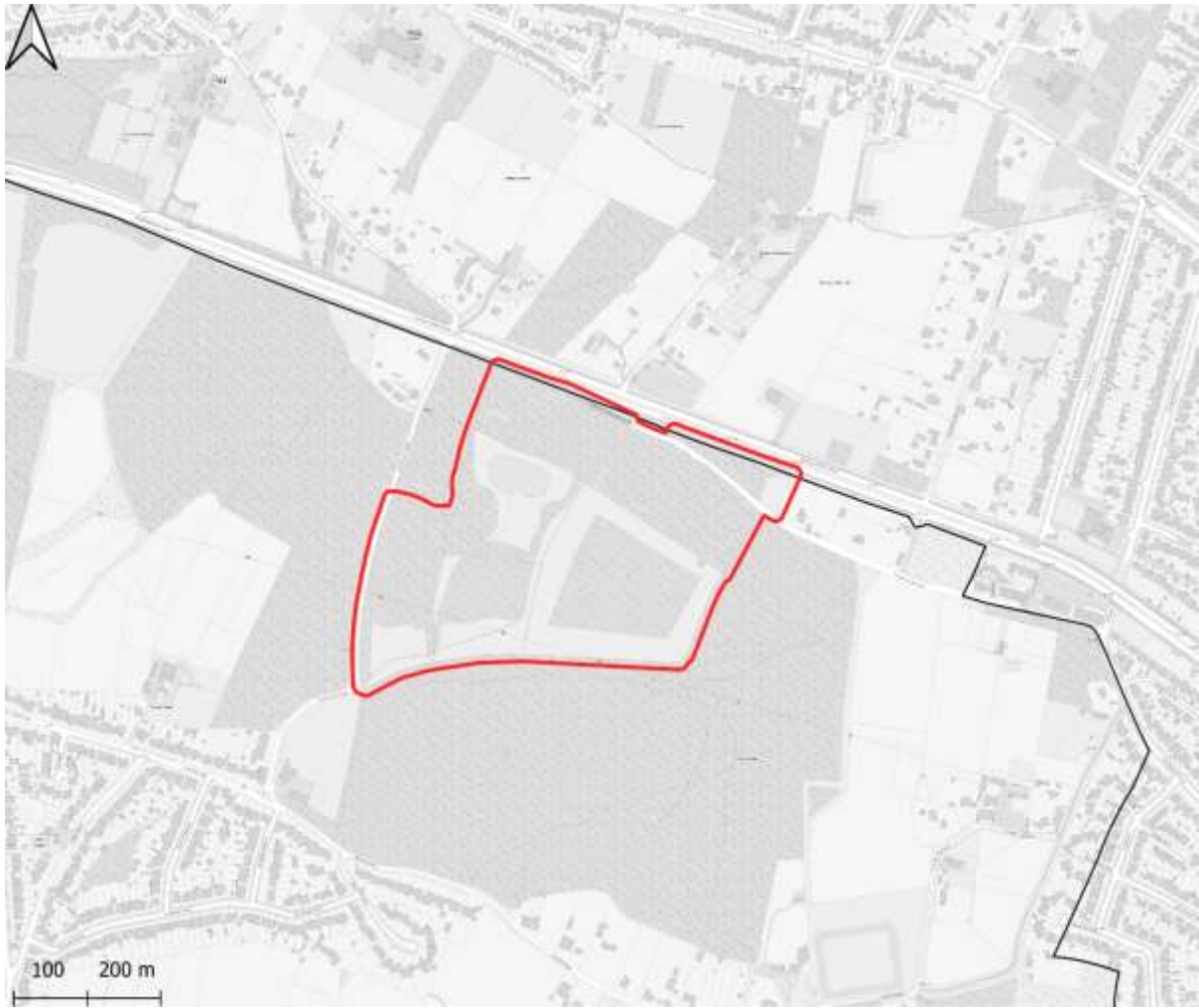


| Suitability Criteria             | Max Score | Score | Description  | Mitigation?   | Suitable (Y/N) |
|----------------------------------|-----------|-------|--|---|----------------|
|                                  |           |       |  | including tree protection distances.  |                |
| Conservation Area                | 2         | 2     | Not within or near a conservation area               |   | Y              |
| Listed Buildings                 | 2         | 2     | Not a listed building and not near a listed building |   | Y              |
| Scheduled Monuments              | 2         | 0     | Less than 100m from a Scheduled Monument             | Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary. | Unknown        |
| Archaeological Consultation Zone | 2         | 0     | In an archaeological consultation zone               | Consultation required and mitigation implemented where necessary  | Y              |
| Air Quality                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30      | ?   | Y              |
| Noise                            | 4         | 2     | 55dB(A)-70dB(A)                                      |   | Y              |
| Contaminated land                | 2         | 2     | No evidence of contamination                         |   | Y              |
| Topography                       | 2         | 2     | Relatively flat "no more than 6% slope"              |   | Y              |
| Service Accessibility Score      | 4         | 0     | Beyond 800m of a bus stop                            | The site is currently unsustainable and would require   | ?              |

| Suitability Criteria                   | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|--|-----------|-------|-------------------------------------|---|----------------|
|  |           |       |                                     | improvements to bus services and facilities within close proximity to the site.   |                |
| <b>Sustainable accessibility</b>       | 4         | 0     | Poor Accessibility                  | Further work is required to understand the achievability of developing this site with services. The site should provide a number of services to be sustainable. | N              |
| <b>Brownfield</b>                      | 6         | 0     | Greenfield                          |   | Y              |
| <b>Employment Area Designation</b>     | 4         | 4     | Not in employment area designation  |   | Y              |
| <b>Public Open Space</b>               | 6         | 6     | Not within or near Public Open Land |   | Y              |
|  |           |       |                                     | <b>Suitability Score (unmitigated)</b>  | <b>47</b>      |
| <b>Additional Suitability Comments</b> |           |       |                                     |   |                |
|  |           |       |                                     |   |                |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    | ?         |

| Site Size (Ha) |             | Reasons for reduction                         | Assumed Density (units) |             |
|----------------|-------------|---|-------------------------|-------------|
| Gross          | Developable |   | 50dph resi              | 30 dph resi |
| 17.03          | 15.10       | Ancient Woodland 15m Buffer, Ancient Woodland | 755                     | 453         |



|                |   |                    |
|----------------|---|--------------------|
| <b>Site ID</b> | <b>Ragwood Riding Centre, Daws Heath Road</b> | <b>Site Source</b> |
| <b>40547</b>   | <b>Daws Heath Suburban - Mainland</b>         | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>   | <b>Mitigation?</b>   | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)                                 |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area  | Proposals to incorporate SUDS into the scheme  | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 2            | Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units |  | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone                     |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 3            | Within 100m of a Wildlife Site   | Proposals should consider any impact of the development on the nearby local wildlife site. | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |  | Y                     |
| <b>TPOs</b>                         | 4                              | 0            | 3 or more TPOs on site   | Protect and incorporate any TPOs in any future proposal, including tree                    | Y                     |

| Suitability Criteria                    | Max Score | Score | Description  | Mitigation?  | Suitable (Y/N) |
|---|-----------|-------|--|--|----------------|
|   |           |       |  | protection distances.  |                |
| <b>Conservation Area</b>                | 2         | 2     | Not within or near a conservation area                   |  | Y              |
| <b>Listed Buildings</b>                 | 2         | 2     | Not a listed building and not near a listed building     |  | Y              |
| <b>Scheduled Monuments</b>              | 2         | 2     | More than 500m from a Scheduled Monument                 |  | Y              |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone                   | Consultation required and mitigation implemented where necessary   | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30          | ?  | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                                       |  | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                             |  | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat “no more than 6% slope                   |  | Y              |
| <b>Service Accessibility Score</b>      | 4         | 2     | Within 800m of a bus stop with at least one bus per hour |  | Y              |
| <b>Sustainable accessibility</b>        | 4         | 2     | Fair Accessibility                                       | Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development | Y              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?                            | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|--|----------------|
|                             |           |       |                                     | expected for this site.                |                |
| Brownfield                  | 6         | 0     | Greenfield                          |  | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |  | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |  | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b> | <b>60</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction                        | Assumed Density (units) |             |
|----------------|-------------|--|-------------------------|-------------|
| Gross          | Developable |  | 50dph resi              | 30 dph resi |
| 0.63           | 0.43        | Ancient Woodland 15m Buffer,Ancient Woodland | 22                      | 13          |



|                |                                      |                    |
|----------------|--------------------------------------|--------------------|
| <b>Site ID</b> | <b>170 Bramble Road</b>              | <b>Site Source</b> |
| <b>40561</b>   | <b>Daws HeathSuburban - Mainland</b> | <b>N/A</b>         |

| <b>Suitability Criteria</b>         | <b>Max Score</b>               | <b>Score</b> | <b>Description</b>                                       | <b>Mitigation?</b>                                       | <b>Suitable (Y/N)</b> |
|-------------------------------------|--------------------------------|--------------|--|--|-----------------------|
| <b>Tidal and Fluvial Flood Risk</b> | 6                              | 6            | Inside Flood Risk Zone 1 (Tidal and Fluvial)             |  | Y                     |
| <b>Pluvial Flood Risk</b>           | 6                              | 3            | Within a Critical Drainage Area                          | Proposals to incorporate SUDS into the scheme            | Y                     |
| <b>Drainage Capacity (network)</b>  | No issues have been identified |              |  |  | Y                     |
| <b>Drainage Capacity (WRC)</b>      | No issues have been identified |              |  |  | Y                     |
| <b>Water Supply</b>                 | No issues have been identified |              |  |  | Y                     |
| <b>Electricity Capacity</b>         | No issues have been identified |              |  |  | Y                     |
| <b>Broadband Coverage</b>           | 2                              | 0            | Less than 24Mbps in area adjacent to site                | Provide upgrades to broadband                            | Y                     |
| <b>SSSI / SPA / Ramsar Sites</b>    | 6                              | 6            | Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone |  | Y                     |
| <b>Local Wildlife Sites</b>         | 6                              | 6            | Not within or near a Local Wildlife Site                 |  | Y                     |
| <b>Badger Consultation Zone</b>     | 6                              | 6            | No setts present   |  | Y                     |
| <b>TPOs</b>                         | 4                              | 4            | No TPOs  |  | Y                     |
| <b>Conservation Area</b>            | 2                              | 2            | Not within or near a conservation area                   |  | Y                     |
| <b>Listed Buildings</b>             | 2                              | 2            | Not a listed building and not near a listed building     |  | Y                     |
| <b>Scheduled Monuments</b>          | 2                              | 1            | Between 100m to 500m from a Scheduled Monument           | Proposal to consider any impact of development to nearby | Y                     |



| Suitability Criteria                    | Max Score | Score | Description                                     | Mitigation?   | Suitable (Y/N) |
|---|-----------|-------|---|---|----------------|
|   |           |       |   | Scheduled Ancient Monument and incorporate into the development where necessary.  |                |
| <b>Archaeological Consultation Zone</b> | 2         | 0     | In an archaeological consultation zone          | Consultation required and mitigation implemented where necessary  | Y              |
| <b>Air Quality</b>                      | 6         | 6     | Nearest AQ Monitor annual average lower than 30 | ?   | Y              |
| <b>Noise</b>                            | 4         | 4     | Less than 55 dB(A)                              |   | Y              |
| <b>Contaminated land</b>                | 2         | 2     | No evidence of contamination                    |   | Y              |
| <b>Topography</b>                       | 2         | 2     | Relatively flat “no more than 6% slope          |   | Y              |
| <b>Service Accessibility Score</b>      | 4         | 0     | Beyond 800m of a bus stop                       | The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site. | ?              |
| <b>Sustainable accessibility</b>        | 4         | 0     | Poor Accessibility                              | Further work is required to understand the achievability of developing this site with   | N              |

| Suitability Criteria        | Max Score | Score | Description                         | Mitigation?   | Suitable (Y/N) |
|-----------------------------|-----------|-------|-------------------------------------|---|----------------|
|                             |           |       |                                     | services. The site should provide a number of services to be sustainable. |                |
| Brownfield                  | 6         | 0     | Greenfield                          |   | Y              |
| Employment Area Designation | 4         | 4     | Not in employment area designation  |   | Y              |
| Public Open Space           | 6         | 6     | Not within or near Public Open Land |   | Y              |
|                             |           |       |                                     | <b>Suitability Score (unmitigated)</b>                                    | <b>60</b>      |

| Additional Suitability Comments |
|---------------------------------|
|                                 |

| Viable? | Available? | Developable? | Suitable? |
|---------|------------|--------------|-----------|
| Y       | Not Known  | Not Known    |           |

| Site Size (Ha) |             | Reasons for reduction | Assumed Density (units) |             |
|----------------|-------------|-----------------------|-------------------------|-------------|
| Gross          | Developable |                       | 50dph resi              | 30 dph resi |
| 0.51           | 0.51        | null                  | 25                      | 15          |

