

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

July 2025

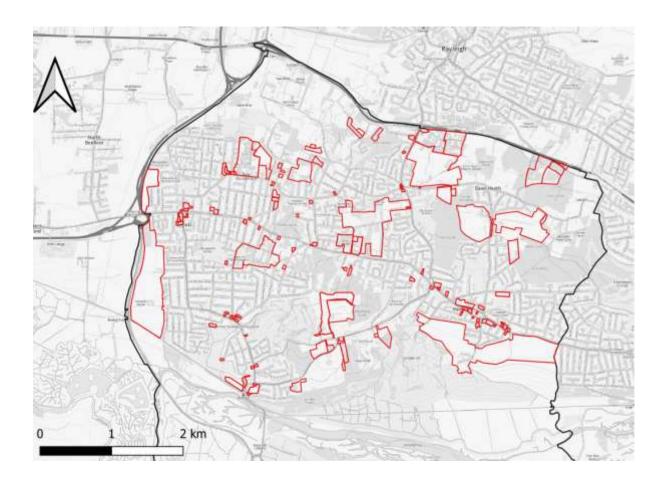


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1. Introduction

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		ortheast corner of London II Road junction, 323-329 London	Site Source
40196	Benfleet	A13	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ
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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ies have	been identified	<u> </u>	Υ
Drainage Capacity (WRC)			been identified		Y
Water Supply	No issu	No issues have been identified			
Electricity Capacity	No issues have been identified			Υ	
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a		Υ

Suitability Criteria	Suitability Scor e		Description	Mitigation?	Suitabl e (Y/N)
			SSSI/SPA/Ramsa 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		Υ
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
Archaeologica I 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)		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	69

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.09	0.09	null	12	9	112	20% non
						residential



Site ID	Maharaja Restaur	ant, 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 issu	ıes have	been identified		Υ
Drainage Capacity (WRC)	No issu	No issues have been identified			
Water Supply					Υ
Electricity Capacity	No issu	No issues have been identified			
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		Υ
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		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.12	0.12	null	15	12	142	20% non
						residential



Site ID	Canvey Supply, 22	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)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No issu	ıes have	been identified		Y	
Drainage Capacity (WRC)		No issues have been identified				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	No issues have been identified				
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		Υ	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.64	0.64	null	80	64	785	20% non
						residential



Site ID	312-320 London R	Site Source	
40514	Benfleet	A13	CFS 2024

Suitability	Max Score	Score	Description	Mitigation?	Suitable (Y/N)	
Criteria						
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 issu	ıes have	been identified		Υ	
Drainage Capacity (WRC)	No issu	Y				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	No issues have been identified				
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		Υ	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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		Υ
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		Υ
Employment Area Designation Public Open	4	4	Not in employment area designation Not publicly		Υ
Space	6	6	accessible		Y
•				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.22	0.22	null	28	22	274	20% non
						residential



3. Benfleet - Suburban

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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)	
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Site is within flood risk zone 3b and is not suitable for development.	N	
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 issu	ıes have	been identified		Υ	
Drainage Capacity (WRC)	No issu	No issues have been identified				
Water Supply	No issues have been identified					
Electricity Capacity	No issues have been identified				Y	
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ	
SSSI / SPA / Ramsar Sites	6	3	Adjacent to a SSSI/SPA/Ramsa		Υ	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
			r 250m Buffer Zone		
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		Υ
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
Conservation Area	2	0	Within a conservation area	Proposals to integrate the recommendation s of the South Benfleet Conservation Area Appraisal Management Plan	Y
Listed Buildings	2	1	Within 100m of a listed building, but not adjacent	Management Plan Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
Archaeologica I Consultation Zone	2	0	In an archaeological consultation zone	Consultation n an required and archaeological mitigation	
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
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	Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	45

Additional Suitability Comments Site is within flood zone 3b.

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix	
Gros s	Devel opable		100% resi	80% resi			
0.64	0.00	Flood Risk Zone 3b (Tidal and Fluvial)	0	N/A	null	100% Resi	



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

Suitability Criteria	Max Scor e	Scor e	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	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamicall y resistant to prevent damage to buildings from flooding.		Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issues have been identified		Υ		
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/Ramsa		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
			r 250m Buffer Zone		
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		Υ
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
Conservation Area	2	2	Not within or near a conservation area		Υ
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		Υ
Archaeologica I Consultation Zone	2	2	Not in an archaeological consultation zone		Υ

Suitability Criteria	Max Scor e	Scor e	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)		Υ
Contaminated land	2	1	Identified as potentially contaminated	Contaminated land assessment and remediation	Unknow n
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Υ
Brownfield	6	3	Partially Brownfield (at least 50% site)		Υ
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		Υ
				Suitability Score (unmitigated)	58

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)	Reasons for reduction	Assumed Density	Floorspace Capacity	Recommende d Policy Mix
		(units)	(m²)	

Gros	Devel opable		100% resi	80% resi		
	Оравіо		.00.	5		
14.99	14.99	null	1050	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	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			Υ	
Drainage Capacity (WRC)	No issues have been identified				Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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/Ramsa r 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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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
Archaeologica I 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		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
			least one bus per		
			hour		
Brownfield	6	0	Greenfield		Υ
Employment			Not in		
Area	4	4	employment area		Υ
Designation			designation		
Public Open	6	6	Not publicly		Υ
Space	U	U	accessible		ſ
				Suitability Score (unmitigated)	60

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?
Υ	Available	Developable	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.13	0.00	Water Recycling Centre Consultation Zone (400m Buffer)	0	N/A	null	100% Resi



Site ID	Land to rear of 15	9-169 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)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No issu	ıes have	been identified		Y	
Drainage Capacity (WRC)			been identified		Y	
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	ies 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		Υ	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
				Suitability Score (unmitigated)	74

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Density Capacity	
Gros	Devel		100%	80%		
S	opable		resi	resi		
1.12	1.12	null	78	63	765	20% non residential



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

0 11-1-111	Max Score	Score	Description	Mitigation?	Suitable	
Suitability Criteria	Score				(Y/N)	
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No issu	ies have	been identified		Y	
Drainage Capacity (WRC)	No issu	es have	been identified		Y	
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	es 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	77

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)	Reasons for reduction	Assumed Density	Floorspace Capacity	Recommende d Policy Mix
	reduction	(units)	(m ²)	d Folicy With

Gros s	Devel opable		100% resi	80% resi		
0.40	0.40	null	28	23	275	20% non residential



Site	Rear of 179-181 CI	Site Source	
ID			
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 SUDS into the scheme		Y
Drainage Capacity (network)	No issu	No issues have been identified			
Drainage Capacity (WRC)	No issu	Y			
Water Supply	No issu	Υ			
Electricity Capacity	No issu	Υ			
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	Not within or near 6 a Local Wildlife Site		Y	
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
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.	
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
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	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
				Suitability Score (unmitigated)	69

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

Viable? Available?		Deliverability?	Suitable?	
Υ	Available	Deliverable	Υ	

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.31	0.31	null	22			100% Resi



S	Site ID	Richmond Avenue	Car Park	Site Source
40	511	Benfleet	Suburban - Mainland	CFS 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ıes have	been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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/Ramsa r 250m Buffer Zone		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
Archaeologica I 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Υ
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	0	Publicly accessible	This site provides parking for the South Benfleet playing	Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				fields, any development on this site should provide enhancements to the quality of South Benfleet playing fields.	
				Suitability Score (unmitigated)	60

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.39	0.39		22	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ
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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	No issues have been identified			Υ
Electricity Capacity	No issu	No issues have been identified			Υ
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsa r 250m Buffer Zone		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologica I 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Park, any development of this site should provide enhancements to the quality of nearby open spaces.	
				Suitability Score (unmitigated)	60

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.14	0.14	null	10	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 2 (Tidal and Fluvial)	The site falls entirely within flood zone 3b and is unsuitable for development.	N
Pluvial Flood Risk	16 10		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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ues have	been identified		Y
Drainage Capacity (WRC)			been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issues have been identified				Υ
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/Ramsa r 250m Buffer Zone		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Local Wildlife Sites	6	0	Within a Local Wildlife Site	Further investigations required into any potential harm to habitat with full mitigation implemented.	Unknow n
Protected Species	6	0	Species present	Further investigations required into any potential harm to wildlife with full mitigation implemented	Unknow n
TPOs	4	4	No TPOs		Υ
Conservation Area	2	0	Not within or near a conservation area	Proposals to integrate the recommendations of the South Benfleet Conservation Area Appraisal Management Plan	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
Archaeologica I Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y

Suitability Criteria	Max Scor e	Scor e	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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Υ
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?
Υ	Unknown	Developable	N

Site Size (Ha)	Reasons for reduction	Assumed Density	Floorspace Capacity	Recommende d Policy Mix
		(units)	(m²)	·

Devel		100%	80%		
opable		resi	resi		
0	Flood Risk Zone 3b (Tidal and Fluvial),Sea Defences (Plus 19m Buffer),Water Recycling Centre Consultation Zone (400m	0	N/A	null	100% Resi
C	pable	Flood Risk Zone 3b (Tidal and Fluvial),Sea Defences (Plus 19m Buffer),Water Recycling Centre Consultation	Pipable Flood Risk Zone 3b (Tidal and Fluvial),Sea Defences (Plus 19m Buffer),Water Recycling Centre Consultation Zone (400m	Flood Risk Zone 3b (Tidal and Fluvial),Sea Defences (Plus 19m Buffer),Water Recycling Centre Consultation Zone (400m	Pipable resi resi Flood Risk Zone



4. Benfleet - Town Centre

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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ
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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)			been identified		Υ
Water Supply	No issu	No issues have been identified			
Electricity Capacity	No issues have been identified				Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
			SSSI/SPA/Ramsa 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		Υ
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		Υ
Archaeologica I 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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
				Suitability Score (unmitigated)	67

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
0.88	0.88	null	133	106	1293	20% non residential



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

0 11 1 1111	Max	Score	Description	Mitigation?	Suitable		
Suitability Criteria	Score				(Y/N)		
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ		
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y		
Drainage Capacity (network)	No issu	ies have	been identified		Y		
Drainage Capacity (WRC)	No issu	No issues have been identified					
Water Supply	No issu	No issues have been identified					
Electricity Capacity	No issu	es 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		Υ		
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	71

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Υ

Site Size (Ha)	Reasons for reduction	Assumed Density	Floorspace Capacity	Recommende d Policy Mix
	reduction	(units)	(m ²)	d i oney wix

Gros s	Devel opable		100% resi	80% resi		
0.37	0.37	null	56	45	545	20% non residential



Site	Land on the north	Site Source				
ID	Rushbottom Lane (Tarpots town centre)					
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)		Υ		
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y		
Drainage Capacity (network)	No issu	ıes have	been identified		Υ		
Drainage Capacity (WRC)	No issu	No issues have been identified					
Water Supply	No issu	No issues have been identified					
Electricity Capacity	No issu	ies have	been identified		Υ		
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		Υ		
TPOs	4	4	No TPOs		Υ		
Conservation Area	2	2	Not within or near a conservation area		Υ		
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		Υ
Employment Area Designation Public Open	4	4	Not in employment area designation Not publicly		Υ
Space	6	6	accessible		Y
•				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.08	0.08	null	12	10	118	20% non
						residential



Site	Aldi, off Rushbotto	Site Source	
ID			
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 issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	No issues have been identified			
Water Supply	No issu	No issues have been identified			
Electricity Capacity	No issu	No issues have been identified			
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		Υ
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
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)		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	68

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.70	0.70	null	105	84	1023	20% non
						residential



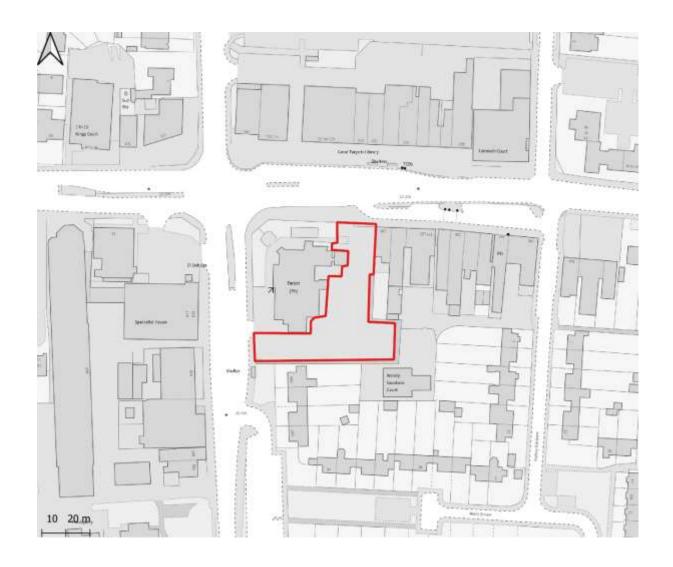
Site	Land on the south	Site Source				
ID	High Road	High Road				
40203	Benfleet	TC - Mainland	Site search 2024			

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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	No issues have been identified			
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	Υ
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		Υ
TPOs	4	4	No TPOs		Υ
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
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.15	0.15	null	22	18	216	20% non
						residential



Site ID	Shell garage, Kent	Shell garage, Kents Hill Road			
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)		Υ	
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				Υ	
Drainage Capacity (WRC)		No issues have been identified				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	ıes 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		Υ	
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		Υ
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
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		Υ
				Suitability Score (unmitigated)	74

Viable? Available?		Deliverability?	Suitable?	
Υ	Unknown	Unknown	Υ	

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.12	0.12	null	18	14	173	20% non
						residential



Site	Benfleet Baptist C	Benfleet Baptist Church, Kents Hill Road and					
ID	Constitution Hill	Constitution Hill					
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)		Υ
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			Υ	
Drainage Capacity (WRC)	No issu	No issues have been identified			
Water Supply	No issu	No issues have been identified			
Electricity Capacity	No issu	ies have	been identified		Υ
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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
				Suitability Score (unmitigated)	74

Viable? Available?		Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.13	0.13	null	19	15	185	20% non
						residential



Site ID		nstitution Hill and Thundersley Benfleet Library and Dental Care	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 issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu		Y		
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	Not in or adjacent to a			Y	
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
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.	
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
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)		Υ

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		Υ
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.15	0.15	null	23	18	225	20% non
						residential



Site ID	Telephone Exchan	Telephone Exchange, Thundersley Park Road			
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)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No issu	ıes have	been identified		Υ	
Drainage Capacity (WRC)	No issu	ies have	been identified		Υ	
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	ies have	been identified		Υ	
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		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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)		Υ
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)	74

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Density Capacity	
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.21	0.21	null	32	25	310	20% non residential



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

Cuitabilitu	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Suitability Criteria	Score				(1/14)
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 issu	ıes have	been identified		Υ
Drainage Capacity (WRC)	No issu	ies have	been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
TPOs	4	4	No TPOs		Υ
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		Υ
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)		Υ
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		Υ
				Suitability Score (unmitigated)	74

Viable? Available?		Deliverability?	Suitable?	
Υ	Unknown	Unknown	Υ	

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.05	0.05	null	7	5	67	20% non
						residential



Site	188-190 High Road	Site Source					
ID		-					
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 issu	ıes have	been identified		Υ		
Drainage Capacity (WRC)	No issu	No issues have been identified					
Water Supply	No issu	No issues have been identified					
Electricity Capacity	No issu	ies have	been identified		Υ		
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		Υ		
TPOs	4	4	No TPOs		Υ		
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		Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	75

Viable? Available?		Deliverability?	Suitable?	
Υ	Unknown	Unknown	Υ	

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.07	0.07	null	10	8	101	20% non
						residential



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

Suitability	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	es have	been identified		Y
Water Supply	No issu	es have	been identified		Υ
Electricity Capacity	No issu	es have	been identified		Υ
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		Υ
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		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
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)		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	74

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site S	ize (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.15	0.15	null	22	18	217	20% non
						residential



Site	South Benfleet So	cial Club, 6 Vicarage Hill	Site Source			
ID						
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 issu	es have	been identified		Υ
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Υ
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		Υ
TPOs	4	4	No TPOs		Υ
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
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site S	ize (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
0.16	0.16	null	23	19	227	20% non residential



Site	61 High Road (T C	61 High Road (T Cribb funeral directors)			
ID					
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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)	No issues have been identified				Υ
Water Supply	No issues have been identified				Υ
Electricity Capacity	No issu	ies have	been identified		Υ
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		Υ
TPOs	4	4	No TPOs		Υ
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
				Suitability Score (unmitigated)	71

Additional	Suitability	/ Comments
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Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.13	0.13	null	20	16	194	20% non
						residential



Site	87-97 High Street	Site Source	
ID	_		
40264	Benfleet	TC - Mainland	Brownfield Register 2024

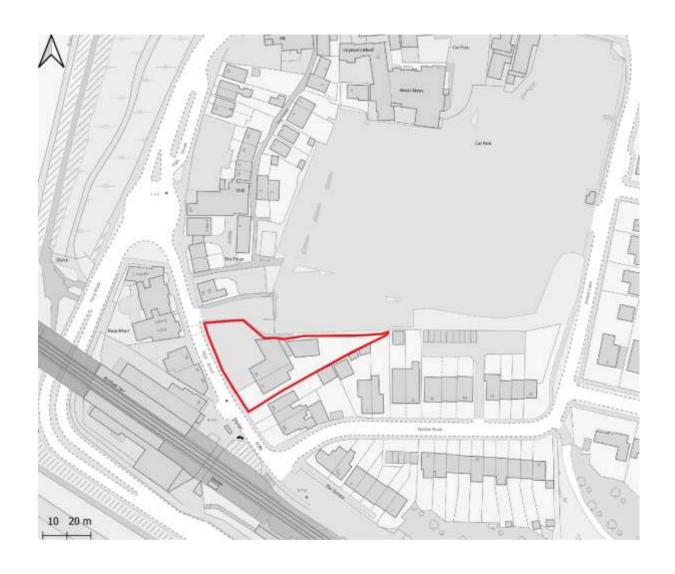
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development 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 issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issues have been identified				Υ
Water Supply	No issu	No issues have been identified			
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	0	Within a SSSI/SPA/Ramsa r 250m Buffer Zone	Any proposal should consider the impact to the SSSI and	Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				implement any mitigation.	
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	4	No TPOs		Υ
Conservation Area	2	0	Within a conservation area	Proposals to integrate the recommendation s of the South Benfleet Conservation Area Appraisal Management Plan	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	'	Υ
Archaeologica I Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
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)	57

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.13	0.13	null	19	15	184	20% non
						residential



Site	Land on the north	Site Source	
ID	Rushbottom Lane		
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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issu	No issues have been identified			
Drainage Capacity (WRC)	No issu	Υ			
Water Supply	No issu	No issues have been identified			
Electricity Capacity	No issues have been identified				Υ
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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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)		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	75

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)	Reasons for	Assumed	Floorspace	Recommende
	reduction	Density	Capacity	d Policy Mix
		(units)	(m²)	-

Gros s	Devel opable		100% resi	80% resi		
0.24	0.24	null	36	29	354	20% non residential



Site	School Lane Car F	Site Source	
ID			
40299	Benfleet	TC - Mainland	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 issu	ıes have	been identified		Y	
Drainage Capacity (WRC)	No issu	No issues have been identified				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	No issues have been identified				
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y	
SSSI / SPA / Ramsar Sites	6	0	Within a SSSI/SPA/Ramsa r 250m Buffer Zone	Any proposal should consider the impact to the SSSI and implement any mitigation.	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	4	No TPOs		Υ	
Conservation Area	2	0	Within a conservation area	Proposals to integrate the	Y	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				recommendation s of the South Benfleet Conservation Area Appraisal Management Plan	
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
Archaeologica I Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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)		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	60

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
1.43	1.43	null	215	172	2097	20% non residential



Site ID	Stellisons, Hi	gh 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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	Υ			
Electricity Capacity	No issu	ies have	been identified		Υ
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		Υ
TPOs	4	4	No TPOs		Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
	•			Suitability Score (unmitigated)	74

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?
Υ	Available	Developable	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.07	0.07	null	10	8	101	20% non
						residential



Site	Furniture Kingdon	Furniture Kingdom, London Road			
ID	_	-			
40512	Benfleet	TC - Mainland	Brownfield Register 2024		

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)		No issues have been identified			Y
Water Supply	No issues have been identified			Υ	
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/Ramsa		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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
Archaeologica I 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Suitability Score (unmitigated)	72

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Deliverable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.32	0.32	null	48	39	470	20% non
						residential



5. Benfleet – Strategic Green Belt

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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)	
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No iss	No issues have been identified				
Drainage Capacity (WRC)	No iss	No issues have been identified				
Water Supply	No iss	No issues have been identified				
Electricity Capacity	No iss	No issues have been identified				
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ	
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Υ	
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ	
Badger Consultation Zone	6				Υ	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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		Υ
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
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	2	Within 800m of a bus stop with at least one bus per hour		Υ
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Y
				Suitability Score (unmitigate d)	63

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.

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	?

	Site Size (Ha)	Reasons for reduction	Assumed (un	_
Gros s	Developable		50dph	30dph
7.5	4.31	Water Recycling Centre Consultation Zone (400m Buffer)	215	129



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)	
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No iss	sues ha	ve been identified		Y	
Drainage Capacity (WRC)	No iss	No issues have been identified				
Water Supply	No iss	No issues have been identified				
Electricity Capacity	No iss	No issues have been identified				
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ	
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Υ	
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ	
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 developmen t, including any tree protection distances.	Y	

Conservation 2 2 Not within or near a conservation area Y	0		1	N1=4:4h::		
Scheduled Monuments 2 2 and not near a listed building Y		2	2	conservation area		Y
Archaeological Consultation Zone Y Not in an archaeological consultation Zone Y		2	2	and not near a listed building		Y
Consultation Zone Air Quality 6 6 6 Nearest AQ Monitor annual average lower than 30 Noise 4 2 55dB(A)-70dB(A) Contaminated land Topography 2 2 2 Relatively flat no more than 6% slope 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. Sustainable accessibility Sustainable accessibility Sustainable accessibility A 1 0 Beyond 800m of a bus stop served by at least one bus per hour Beyond 800m of a bus stop served by at least one bus per hour Y 2 2 archaeological consultation zone Y 3 4 4 0 Beyond 800m of a bus stop served by at least one bus per hour Y 5 5 6 6 Annumber of services and facilities within close proximity to the site.		2	2	a Scheduled		Y
Air Quality 6 6 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 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. ? Score 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 improvement to bus services and facilities within close proximity to the site. ?	Consultation	2	2	archaeological		Y
Contaminated land 2 2 2 No evidence of contamination	Air Quality	6		annual average lower		Y
Topography 2 2 Relatively flat no more than 6% slope 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. Sustainable accessibility Sustainable accessibility 4 0 Beyond 800m of a bus stop served by at least one bus per hour 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. ? Sustainable and would require improvements to bus services and facilities within close proximity to the site.		4	2	55dB(A)-70dB(A)		Υ
Service Accessibility Score Sustainable accessibility 4 0 Beyond 800m of a bus stop served by at least one bus per hour Sustainable accessibility 4 0 Beyond 800m of a bus stop served by at least one bus per hour Sustainable accessibility 4 Company 2 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 e and would require improvements to bus services and facilities within close proximity to the site.		2	2	contamination		Y
Service Accessibility Score No services within walking distance No services within walking distance No services within walking distance Provide a number of services to be sustainable. The site is currently unsustainable and would require improvements to bus services and facilities within services to be sustainable and would require improvements to bus services and facilities within close proximity to the site.	Topography	2	2			Υ
Sustainable accessibility 4 Description of a bus stop served by at least one bus per hour Sustainable accessibility A currently unsustainable e and would require improvements to bus services and facilities within close proximity to the site.	Accessibility	4	0		is required to understand the achievability of developing this site with services. The site should provide a number of services to be	?
Brownfield 6 0 Greenfield Y		4	0	stop served by at least	currently unsustainabl e and would require improvemen ts to bus services and facilities within close proximity to	?
	Brownfield	6	0	Greenfield		Υ

Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	0	On Public Open Land	Developmen t proposal will need to consider replacing open space through developmen t proposal to ensure no overall loss of open space provision	?
				Suitability Score	53
				(unmitigate d)	

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

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

Site Si	Reasons for	Assumed Density (units)		
Gross	Developable	reduction	50dph	30dph
48.44	42.92	Water Recycling Centre Consultati on Zone (400m Buffer)	2146	1287



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

Suitability Criteria	Max Scor e	Scor e	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 iss	No issues have been identified				
Drainage Capacity (WRC)	No iss	No issues have been identified				
Water Supply	No iss	No issues have been identified				
Electricity Capacity	No iss	No issues have been identified				
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 investigation s required into any potential harm to habitat with full mitigation implemente d.	unknown	
Badger Consultation Zone	6	0	Main setts present	Further investigation s required into any potential harm to	Unknown	

				ملفان ما المانات	
				wildlife with full mitigation	
				implemente d.	
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected through any potential developmen t, including any 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		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ

Suitability Score (unmitigate d)

53

Viable?	Available?	Available? Developable?	
Υ	Yes	?	Unknown

Site Si	Reasons for	Assu Density		
Gross Developable		reduction	50dph	30dph
17.70	17.70	null	885	531



6. Benfleet - Green Belt

Site	Land North of Thundersley Church Road and East of	Site
ID	Downer Road North	Source
40548	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)		Υ
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	Y
Drainage Capacity (network)	No issue	No issues have been identified			
Drainage Capacity (WRC)	No issues have been identified				Υ
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	es have b	een identified		Υ
Broadband Coverage	2	Ultrafast in area adjacent to site 2			Υ
SSSI / SPA / Ramsar Sites	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone				Y
Local Wildlife Sites	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)
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	0	4 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
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	?	Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			average lower than 30		
Noise	4	2	55dB(A)-70dB(A)		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not within or near Public Open Land		Y
	1		i . sane open Earla	Suitability Score (unmitigated)	53

Additional Suitability Comm	nents
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Viable?	Available?	Developable?	Suitable?
Y	Not Known	Not Known	

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



Site	Land to rear of Beaucroft and Sunray, Bassenthwaite	Site
ID	Road	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 issue	es have b	een identified		Y
Drainage Capacity (WRC)	No issue	es have b	een identified		Y
Water Supply	No issue	No issues have been identified			
Electricity Capacity	No issue	No issues have been identified			
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ
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		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
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	?	Υ
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat – no more than 6% slope		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	59

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

Site Size (Ha)		Reasons	Assumed Density (unit	
Gross Developable		for reduction	50dph resi	30 dph resi
		reduction	1621	
0.33	0.33	null	17	10



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

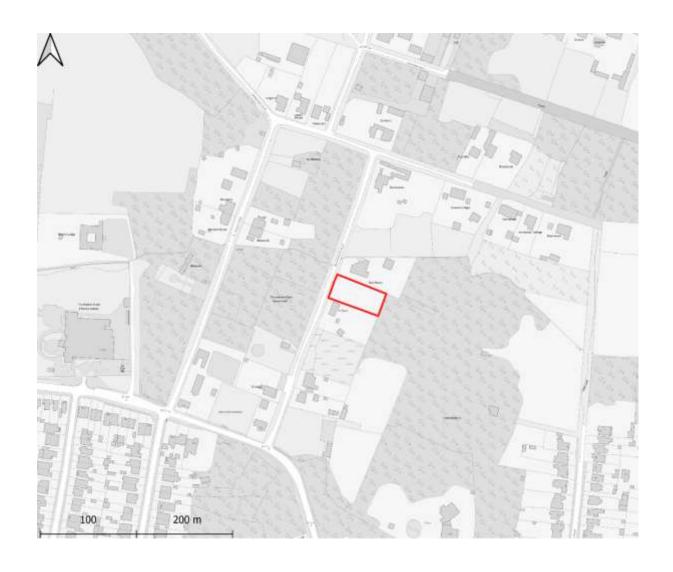
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas	Y
Drainage Capacity (network)	No issue	Υ			
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Υ
Electricity Capacity	No issues have been identified				Υ
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	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	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		Υ
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		Υ
Topography	2	2	Relatively flat – no more than 6% slope		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	53

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	Land off Glyders	Site Source
40555	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	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas	Y	
Drainage Capacity (network)	No issue	No issues have been identified				
Drainage Capacity (WRC)	No issues have been identified				Y	
Water Supply	No issue	No issues have been identified				
Electricity Capacity	No issue	No issues have been identified				
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y	
SSSI / SPA / Ramsar Sites	6	3	Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y	
Local Wildlife Sites	6	6	Within a Local Wildlife Site		Y	
Badger Consultation Zone	6	0	Main setts present	Further investigations required into any potential harm to wildlife with full mitigation implemented.	Unknown	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
Listed Buildings	2	2	Not a listed building and not		Y	

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			near a listed building		
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
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	?	Υ
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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 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	Y

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

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	Land off Netherfield	Site Source
40556	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	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas	Y
Drainage Capacity (network)			een identified		Y
Drainage Capacity (WRC)	No issue	No issues have been identified			
Water Supply	No issues have been identified				Υ
Electricity Capacity	No issue	No issues have been identified			
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	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		Υ
TPOs	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.	
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		Υ
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 800m of a bus stop with at least one bus per hour	J,	Y
Sustainable accessibility	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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	54

Additional	Suitability	y Comments

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	Land off Hill Top Avenue	Site Source
40557	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	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas	Y
Drainage Capacity (network)			een identified		Y
Drainage Capacity (WRC)	No issue	No issues have been identified			
Water Supply	No issue	Υ			
Electricity Capacity	No issue	No issues have been identified			
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	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.	
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
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		Υ
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

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 sustaianble.	N
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	46

Viable?	Available?	Developable?	Suitable?
Υ	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



Site ID	Land Between Essex Way and Vicarage Hill	Site Source
40558	40558 BenfleetSuburban - Mainland	

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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)			peen identified		Y
Drainage Capacity (WRC)			een identified		Y
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	No issues have been identified			
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	0	Within a Local Wildlife Site	Further investigations required into any potential harm to habitat with full mitigation implemented.	Unknown
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	4	No TPOs		Υ
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		Υ
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30	?	Υ
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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	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 sustaianble.	
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	54

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	Land to the rear of 329 Benfleet Road	Site Source
40559	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)		Υ
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	Υ
Drainage Capacity (network)	No issue	No issues have been identified			
Drainage Capacity (WRC)	No issues have been identified				Υ
Water Supply	No issues have been identified				Υ
Electricity Capacity	No issue	es have b	een identified		Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Υ
Local Wildlife Sites	6	3	but not adjacent	Proposals should consider any impact of the development on the nearby local wildlife site.	Υ
Badger Consultation Zone	6	6	No setts present		Υ
TPOs	4	4	No TPOs		Υ

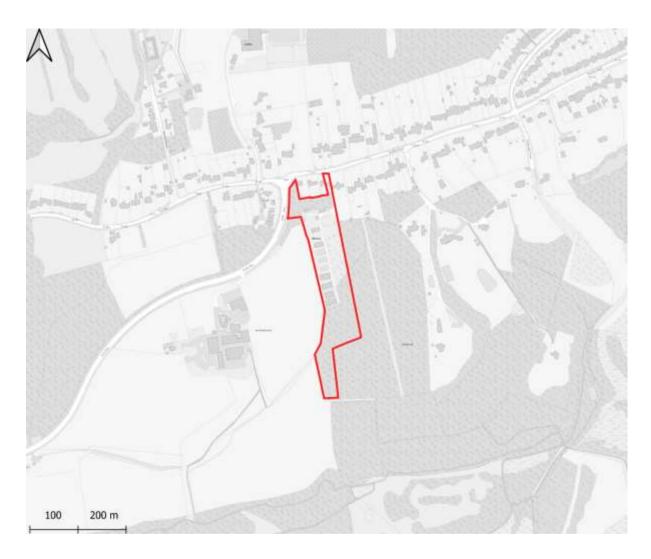
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	1	Within 100m of a listed building	Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings 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		Υ
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 sustaianble.	N
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Y
				Suitability Score (unmitigated)	56

Viable?	Available?	Developable?	Suitable?
Υ	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



Site ID	Land off Shipwrights Close	Site Source
40560	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)		Υ
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	Y
Drainage Capacity (network)			een identified		Υ
Drainage Capacity (WRC)	No issue	No issues have been identified			Y
Water Supply	No issues have been identified			Υ	
Electricity Capacity	No issue	es have b	een identified		Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
SSSI / SPA / Ramsar Sites	6	3	Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	0	but not adjacent	Further investigations required into any potential harm to habitat with full mitigation implemented.	Unknown
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	0	3 or more TPOs on site	Protect and incorporate any TPOs in	Υ

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Gillona				any future proposal, including tree protection distances.	
Conservation Area	2	2	Not within or near a conservation area		Υ
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	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
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation	Υ

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
31100110				implemented where	
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30	necessary ?	Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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 sustaianble.	N

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Brownfield	6	0	Greenfield		Υ
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

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

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



Site ID	Land Adjacent 298 Church Road	Site Source
40549	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 issue	es have b	een identified		Y
Drainage Capacity (WRC)	No issue	es have b	een identified		Y
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	es have b	een identified		Y
Broadband Coverage	overage 2 0 In area adjacent to site Not in or adjacent to to a		in area adjacent to	Provide upgrades to broadband	Υ
SSSI / SPA / Ramsar Sites				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		Υ
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings				Y	
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
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		Υ
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 based on the level of development expected for this site.	Y
Brownfield	6	0	Greenfield		Υ

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

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

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



7. Hadleigh - A13

Site ID	Sandcastles Nurse	Sandcastles Nursery, Kiln Road			
עו					
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)		Υ		
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y		
Drainage Capacity (network)	No issu	No issues have been identified					
Drainage Capacity (WRC)	No issu	No issues have been identified					
Water Supply	No issu	No issues have been identified					
Electricity Capacity	No issu	No issues have been identified					
Broadband Coverage	and Ultrafast in area adjacent to site (>100Mbps): or			Y			
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y		
Local Wildlife Sites	6	Not within or near 6 a Local Wildlife Site			Y		
Protected Species	6	6	No species present		Υ		
TPOs	4	4	No TPOs		Υ		
Conservation Area	2	2	Not within or near a conservation area		Y		

Suitability	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
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	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
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	68

Viable?		Available?	Deliverability?	Suitable?
	Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.23	0.23	null	28	23	275	20% non
						residential



Site	Magnet, London R	Site Source	
ID			
40183	Hadleigh	A13	Site search 2024

	Max	Score	Description	Mitigation?	Suitable
Suitability Criteria	Score				(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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	es have	been identified		Y
Water Supply	No issu	es have	been identified		Υ
Electricity Capacity	No issu	es 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		Υ
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		Υ
				Suitability Score (unmitigated)	70

Additional	Suitability	Comments

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

` '		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
0.16	0.16	null	20	16	191	20% non residential



Site	Bus Depot, Londor	Bus Depot, London Road	
ID	-		
40193	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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)	Drainage Capacity No issues have been identified			Υ	
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ssues have been identified			
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		Υ
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		Υ
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		Υ
				Suitability Score (unmitigated)	70

Additional Suitability	Comments		

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.55	0.55	null	69	55	669	20% non
						residential



Site	39-45 Londo	39-45 London Road (Brooms Professional		
ID	Services)	Services)		
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 issu	ies have	been identified		Υ	
Drainage Capacity (WRC)		No issues have been identified				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	ies have	been identified		Υ	
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		Υ	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
0.05	0.05	null	6	5	59	20% non residential



Site ID	Hadleigh Clinic, 49	Site Source	
40518	Hadleigh	A13	Site search 2024

Suitability	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	No issues have been identified			
Water Supply	No issu	No issues have been identified			
Electricity Capacity	No issu	es 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		Υ
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		Υ
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		Υ
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		Υ
				Suitability Score (unmitigated)	70

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.09	0.09	null	12	9	113	20% non
						residential



8. Hadleigh - Suburban

Site ID	Land South of Scr	Site Source	
ID		T -	
40540	Hadleigh	Suburban - Mainland	Adopted Local
40519			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)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No issu	ies have	been identified		Υ	
Drainage Capacity (WRC)	No issu	No issues have been identified				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	No issues have been identified				
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		Υ	
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	\	

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				where appropriate	
TPOs	4	4	No TPOs	арртортия	Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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

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

Viable? Available?		Deliverability?	Suitable?
Υ	Available	Deliverable	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
1.14	1.14	null	80	N/A	null	100% Resi



9. Hadleigh – Town Centre

Site	351-359 London Ro	Site Source				
ID						
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)		Υ
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ
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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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.	
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
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	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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Υ

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

Viable? Available?		Deliverability?	Suitable?	
Υ	Unknown	Unknown	Υ	

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.17	0.17	null	25	20	246	20% non
						residential



Site	Rear of 244-258 Lo	Rear of 244-258 London Road			
ID					
38021	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)		Υ
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)			been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
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	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.	
Scheduled Monuments	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
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	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		Υ

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
				Suitability Score (unmitigated)	72

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
0.33	0.33	null	49	39	477	20% non residential



Site ID	Rectory Road Car I	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)		Υ
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)			been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
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		Υ
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	\
TPOs	4	4	No TPOs	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Υ

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Conservation Area	2	2	Not within or near a conservation area		Υ
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	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
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

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Noise	4	4	Less than 55 dB(A)		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.32	0.32	null	48	39	473	20% non residential



Site	Lidl, London Road	Lidl, London Road			
ID					
40181	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 issu	ıes have	been identified		Y
Drainage Capacity (WRC)			been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ıes 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		Υ
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	Υ
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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Υ
Brownfield	6	3	Partially Brownfield (at least 50% site)		Υ

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

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.58	0.58	null	87	69	845	20% non
						residential



Site	Morrisons, 175 Lor	Site Source			
ID		,			
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		Υ
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified	,	Υ
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		Υ
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)
Conservation Area	2	1	Within 100m of a conservation area	Proposals to consider development impact to the Florence Gardens 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 Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	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	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

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		Υ
				Suitability Score (unmitigated)	65

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
1.87	1.87	null	280	224	2735	20% non
						residential



Site	Telephone exchang	Site Source			
ID					
40191	Hadleigh	TC - Mainland	Site search 2024		

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	Y			
Electricity Capacity	No issu	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/Ramsa		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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		Υ
Archaeologica I Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	66

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.17	0.17	null	25	20	245	20% non
						residential



Site	Land on the corner	Land on the corner of Castle Road and London				
ID	Road (364-370 London Road),					
40192	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)		Υ
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)			been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
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 Developme should resp the setting on the nearby lister buildings,		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.	
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	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
				Suitability Score (unmitigated)	70

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel opable		100% resi	80%		
S	opable		1621	resi		
0.12	0.12	null	18	14	172	20% non
						residential



Site	24 High Street (Cor	24 High Street (Conservative Club)				
ID		,				
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 issu	ıes have	been identified		Y
Drainage Capacity (WRC)			been identified		Y
Water Supply	No issu	ies have	been identified		Y
Electricity Capacity	No issu	ies 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		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
	'			Suitability Score (unmitigated)	75

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.15	0.15	null	23	18	224	20% non
						residential



Site ID	Hadleigh Business	dleigh Business Centre, London Road	
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		Υ
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)		No issues have been identified			
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
TPOs	4	4	No TPOs		Υ
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	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
				impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development.	
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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)
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 issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ıes have	been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
TPOs	4	4	No TPOs		Υ
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.	
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	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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Y

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.05	0.05	null	8	6	79	20% non
						residential



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

Suitability	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
Tidal and			Inside Flood Risk		
Fluvial Flood Risk	6	6	Zone 1 (Tidal and Fluvial)		Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)			been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
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.	
Scheduled Monuments	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
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.14	0.14	null	22	17	211	20% non
						residential



Site ID	Castle Lane Car Pa	ark	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		Υ
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)	No issu	ıes have	been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ
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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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	Υ

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				a heritage impact assessment should be completed and relevant mitigation incorporated in the development.	
Scheduled Monuments	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
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ

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		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	74

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix	
Gros	Devel		100%	80%			
S	opable		resi	resi			
0.32	0.32	null	47	38	464	20% non	
						residential	



Site ID	Osbourne Motor C	ompany, London Road	Site Source
40521	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 issu	es have	been identified		Y
Drainage Capacity (WRC)	No issu	es have	been identified		Y
Water Supply	No issu	es have	been identified		Υ
Electricity Capacity	No issu	es have	been identified		Υ
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		Υ
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	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
				impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development.	
Scheduled Monuments	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
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	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		Υ

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	69

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Dens	Assumed Floo Density Ca (units)		Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.07	0.07	null	11	9	105	20% non
						residential



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

Suitability	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
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 issu	ies have	been identified		Υ
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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.	
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	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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ

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

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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 issu	ıes have	been identified		Υ	
Drainage Capacity (WRC)	No issu	ıes have	been identified		Υ	
Water Supply	No issu	ies have	been identified		Y	
Electricity Capacity	No issu	No issues have been identified				
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ	
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		Υ	
TPOs	4	4	No TPOs		Υ	
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.	
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Υ
Brownfield	6	6	Brownfield	Provide upgrades to broadband	Υ

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	ıes have	been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies 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		Υ
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.	
Scheduled Monuments	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
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	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		Υ
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	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	Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	70

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.04	0.04	null	6	5	63	20% non
						residential



10. Hadleigh Strategic Green Belt

Site	Oak Tree Farm, Poors	Site
ID	Lane	Source
40107	HadleighSuburban - Mainland	CFS 2024

Suitability Criteria	Max Scor e	Scor e	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 hydrostaticall y and hydrodynami cally resistant to prevent damage to buildings from flooding.	Y		
Drainage Capacity (network)	No iss	No issues have been identified					
Drainage Capacity (WRC)	No iss	No issues have been identified					
Water Supply	No iss	Υ					
Electricity Capacity	No iss	Υ					
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ		

SSSI / SPA / Ramsar Sites	6	3	Adjacent to a SSSI/SPA/Ramsar		Υ
Railisar Sites			250m Buffer Zone		
Local Wildlife Sites	6	0	Within a Local Wildlife Site	More investigation needed on the potential impact on the local wildlife site	?
Badger Consultation Zone	6	6	No setts present		Υ
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected through any potential development, including any tree protection distances.	Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
Listed Buildings	2	2	Not a listed building and not near a listed building		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	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.	
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.	Ŷ
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	45

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 Si	Reasons for	Assumed Density (units)		
Gross	Developable	reduction	50dph	30dph
3.95	3.95	null	197	118



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issues have been identified			Y	
Drainage Capacity (WRC)		No issues have been identified			Y
Water Supply	No iss	ues ha	ve been identified		Υ
Electricity Capacity	No iss	No issues have been identified			Υ
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 developmen t 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

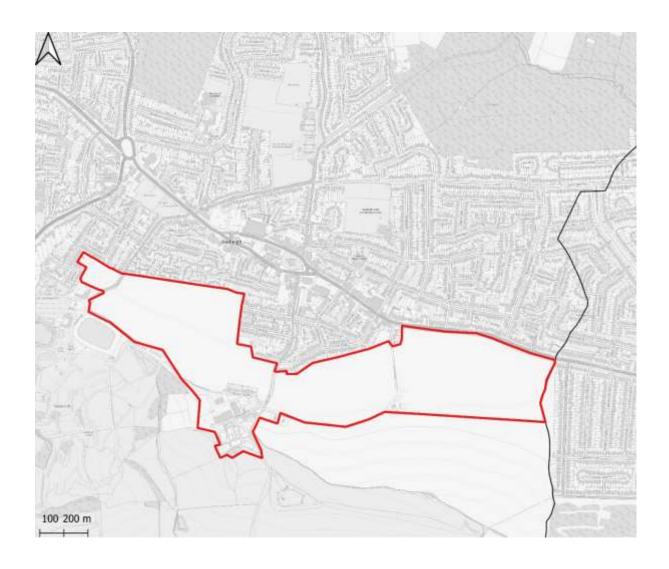
				-11-	
				developmen t, including any tree protection distances.	
Conservation Area	2	2	Not within or near a conservation area		Υ
Listed Buildings	2	2	Not a listed building and not near a listed building		Υ
Scheduled Monuments	2	0	Less than 100m from a Scheduled Monument	Proposal to consider any impact of developmen t to nearby Scheduled Ancient Monument and incorporate into the developmen t where necessary.	?
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemente d where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	4	High level of access to services within walking distance		Υ
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ

Public Open Space	6	3	Adjacent to Public Open Land		Υ
				Suitability Score (unmitigate d)	58

Additional Suitability Comments	

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	?

Site Si	Reasons for	Assu Density		
Gross	Developable	reduction	50dph	30dph
63.59	63.59	null	3179	1907



11. Thundersley - A13

Site	Land on the corner of	London Road and Kenneth	Site Source			
ID	Road (Thundersley Co	Road (Thundersley Congregational Church and The				
	Beacon)					
40221	Thundersley	A13	Site search			
40221	_		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 issu	ies have	been identified		Y	
Drainage Capacity (WRC)	No issu	No issues have been identified				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	ies have	been identified		Υ	
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.	
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		Υ
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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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
				Suitability Score (unmitigated)	62

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.33	0.33	null	41	33	402	20% non
						residential



Site	USP College, Kiln Road	k	Site Source
ID	_		
40515	Thundersley	A13	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)			been identified		Υ
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ
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/Ramsa		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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	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
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

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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)
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 issu	es have	been identified		Y
Drainage Capacity (WRC)	No issu	es have	been identified		Υ
Water Supply	No issu	es have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
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		Υ
TPOs	4	4	No TPOs		Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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)	69

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
2.70	2.70	null	338	270	3300	20% non residential



Site ID	Thames Loose Leaf, 28	Thames Loose Leaf, 289 Kiln Road	
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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	es have	been identified		Υ
Electricity Capacity	No issu	ies have	been identified		Υ
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		Υ
TPOs	4	4	No TPOs		Υ
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		Υ
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		Υ
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?
I	Υ	Available	Developable	Υ

Site S	ize (Ha)	Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
0.18	0.18	null	22	18	217	20% non residential



12.Thundersley - Suburban

Site	Land between Starling	Close and Hacks Drive	Site Source
ID			
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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area Proposals to incorporate SUDS into t scheme		Y
Drainage Capacity (network)	No issu	ies have	been identified		Υ
Drainage Capacity (WRC)	apacity No issues have been identified		Y		
Water Supply	No issu	ies have	Υ		
Electricity Capacity	No issu	Υ			
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		Υ
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ

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)		Υ
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
				Suitability Score (unmitigated)	61

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site S	ize (Ha)	Reasons for reduction	Assur Dens (unit	ity	Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.10	0.10	null	7	N/A	null	100% Resi



Site	Land between I	Highfield Avenue and Nicholson	Site Source				
ID	Road	Road					
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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issu	ies have	been identified		Υ
Drainage Capacity (WRC)	No issues have been identified		Υ		
Water Supply				Υ	
Electricity Capacity	No issu	ies have been identified			Υ
Broadband Coverage	12 12 (>100Mpps): or			Y	
SSSI / SPA / Ramsar Sites	Not in or adjacent to a			Υ	
Local Wildlife Sites	Not within or near a Local Wildlife Site			Y	
Protected Species	6	6	No species present		Υ
TPOs	The majority of the site is covered with a blanket TPO, any development would have to compensate for any loss of		covered with a blanket TPO, any development would have to compensate for	Z	

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		Υ
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		Υ
Employment Area Designation Public Open	4	4	Not in employment area designation Not publicly		Y
Space Space	6	6	accessible		Y
				Suitability Score (unmitigated)	67

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	N

Site S	ize (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi		
0.32	0.32	null	22	N/A	null	100% Resi



Site	343 Rayleigh Road		Site Source
ID			
38005	Thundersley	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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issu	No issues have been identified		Υ	
Drainage Capacity (WRC)	No issu	No issues have been identified		Υ	
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	No issues have been identified			
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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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)		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	75

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)	Reasons for reduction	Assumed Density	Floorspace Capacity	Recommende d Policy Mix
		(units)	(m²)	

Gros s	Devel opable		100% resi	80% resi		
0.13	0.13	null	9	N/A	null	100% Resi



Site ID	Rayleigh Road Parade,	Rayleigh Road Parade, Rayleigh Road			
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 issu	No issues have been identified			Y
Drainage Capacity (WRC)	No issu	No issues have been identified			
Water Supply	No issu	No issues have been identified			
Electricity Capacity	No issu	No issues have been identified			
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		Υ
TPOs	4	4	No TPOs		Υ
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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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	Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	71

Additional Suitability Comments

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.10	0.10	null	7	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ıes have	been identified		Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified			Υ	
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/Ramsa		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
			r 250m Buffer Zone		
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		Υ
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
Conservation Area	2	2	Not within or near a conservation area		Υ
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		Υ
Archaeologica I 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		Υ
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
				Suitability Score (unmitigated)	52

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
8.47	8.47	null	593	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified			Υ	
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/Ramsa		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
			r 250m Buffer Zone		
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ
Protected Species	6	6	No species present		Υ
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		Υ
Archaeologica I 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Υ

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
9.72	9.72	null	681	N/A	null	100% Resi



Site	Halfords, 543-557 Rayl	Site Source			
ID	_				
40269	Thundersley	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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Υ
Drainage Capacity (network)	No issu	ıes have	been identified		Υ
Drainage Capacity (WRC)	No issu	Υ			
Water Supply	No issu	Y			
Electricity Capacity	No issues have been identified				Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	0	Within a SSSI/SPA/Ramsar 250m Buffer Zone Within a SSSI/spa/Ramsar 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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ

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	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		Υ
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)		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Υ

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

` '		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.43	0.43	null	30	N/A	null	100% Resi



Site	61-69 Hart Road		Site Source
ID			
40272	Thundersley	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)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No issu	ıes have	been identified		Υ	
Drainage Capacity (WRC)	No issu	Υ				
Water Supply	No issu	No issues have been identified				
Electricity Capacity	No issu	No issues have been identified				
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		Υ	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
				Suitability Score (unmitigated)	74

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
		null	9	N/A	null	100% Resi



Site ID	Thundersley clinic, Ke	Site Source	
40507	Thundersley	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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	No issues have been identified			
Water Supply	No issu	ies have	been identified		Υ
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		Υ
TPOs	4	4	No TPOs		Υ
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	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					
				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.	
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		Υ
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		Υ
				Suitability Score (unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Υ

Site S	ize (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.19	0.19	null	13	N/A	null	100% Resi



13. Thundersley - Strategic Green Belt

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

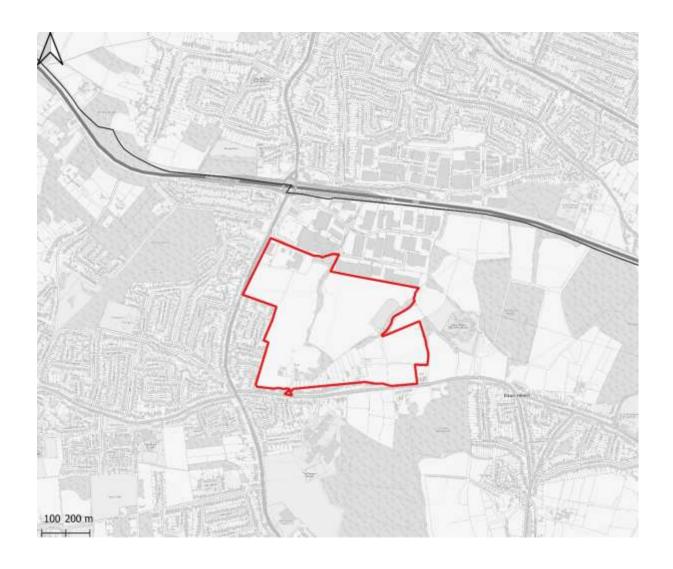
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)	
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ	
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y	
Drainage Capacity (network)	No iss	No issues have been identified				
Drainage Capacity (WRC)	No iss	Y				
Water Supply	No iss	Υ				
Electricity Capacity	No iss	Υ				
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ	
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 developmen t on the nearby local wildlife site.	Y	
Badger Consultation Zone	6	0	Main setts present	Further investigation s required into any	Unknown	

TPOs	4	0	3 or more TPOs on site	potential harm to wildlife with full mitigation implemente d. TPOs to be incorporated and protected through any potential	Y
				developmen t, including any tree protection distances.	
Conservation Area	2	2	Not within or near a conservation area		Υ
Listed Buildings	2	1	Within 100m of a listed building, but not adjacent	Developmen t 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 developmen t.	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	Y

				implemente d where necessary	
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Υ
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		Υ
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Y
				Suitability Score (unmitigate d)	53

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	Unknown

Site Si	Reasons for	Assu Density		
Gross	Developable	reduction	50dph	30dph
32.08	32.08	null	1604	962



Site	Land north of Grasmere Road and	Site
ID	Borrowdale Road	Source
40494	ThundersleySuburban - Mainland	CFS 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No iss	sues ha	ve been identified		Y
Drainage Capacity (WRC)	No iss	lo issues have been identified			
Water Supply	No iss	ues ha	ve been identified		Υ
Electricity Capacity	No iss	No issues have been identified			
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 a Local Wildlife Site		Y
Badger Consultation Zone	6	0	Main setts present	Further investigation s required into any potential harm to wildlife with full mitigation implemente d.	Unknown
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected through any	Y

				potential developmen t, including any tree protection distances.	
Conservation Area	2	2	Not within or near a conservation area		Υ
Listed Buildings	2	2	Not a listed building and not near a listed building		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemente d where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	1	Sloping or undulating no more than 20% slope	The proposal will need to consider how change in levels may impact the developmen t potential and address accordingly.	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	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigate d)	52

Additional Suitability Comments	

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	Unknown

Site Size (Ha)		Reasons for reduction	Assumed	d Density its)
Gross	Developabl e		50dph	30dph
7.54	7.54	null	377	226



Site	The Chase	Site
ID		Source
40498	ThundersleySuburban - Mainland	CFS 2024

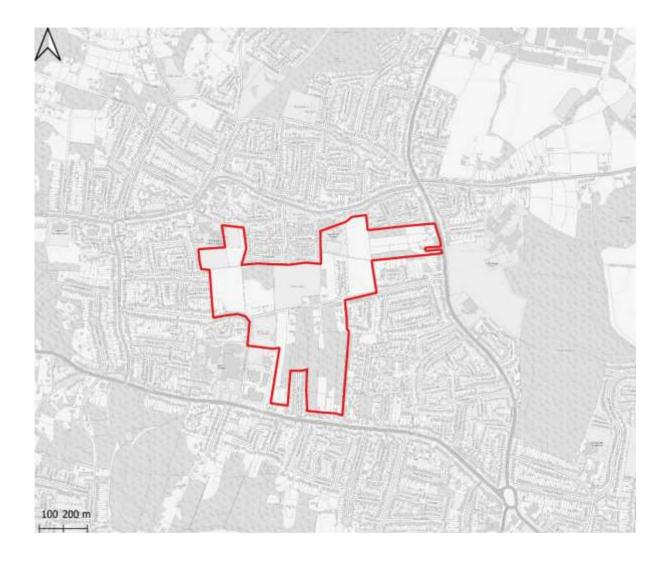
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostaticall y and hydrodynami cally resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No iss	ues ha	ve been identified		Υ
Drainage Capacity (WRC)	No iss	ues ha	ve been identified		Y
Water Supply		No issues have been identified			
Electricity Capacity	No issues have been identified			Υ	
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 wildlife with full mitigation implemented.	Unknown
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
Conservation Area	2	2	Not within or near a conservation area		Υ
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		Υ
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Υ
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	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	?
				Suitability Score (unmitigated)	45

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	Unknown

Site Si	Reasons for	Assu Density		
Gross	Developable	reduction	50dph	30dph
34.76	34.76	null	1738	1042



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

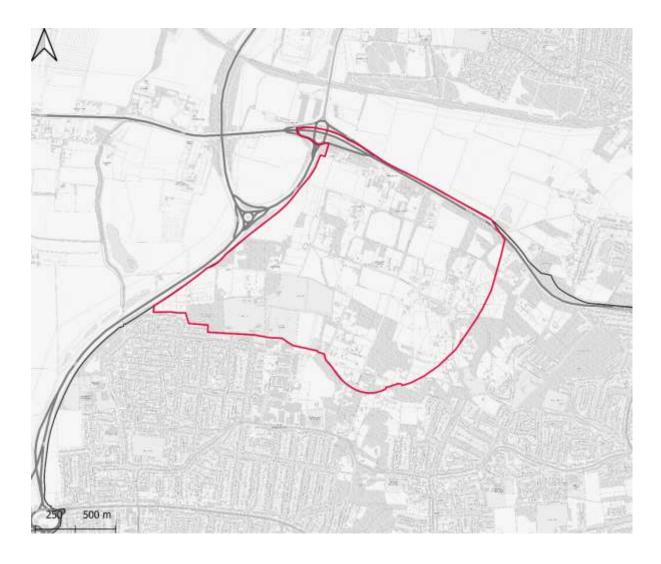
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostaticall y and hydrodynami cally resistant to prevent damage to buildings from flooding.	\
Drainage Capacity (network)	No iss	ues ha	ve been identified		Y
Drainage Capacity (WRC)	No issues have been identified			Y	
Water Supply	No issues have been identified			Υ	
Electricity Capacity	No issues have been identified			Υ	
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
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	6	No setts present		Υ
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
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		Υ

Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30	•	Υ
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	1	Identified as potentially contaminated	Contaminate d land assessment and remediation	unknown
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	0	Within 800m of a bus stop with at least one bus per hour		Υ
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	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	?
				Suitability Score (unmitigated)	42

Viable?	Available?	Developable?	Suitable?
Y	Unknown	?	?

Site	Size (Ha)	Reasons for reduction	Assumed	d Density its)
Gross	Developabl e		50dph	30dph
187.47	187.47	null	9373	5624



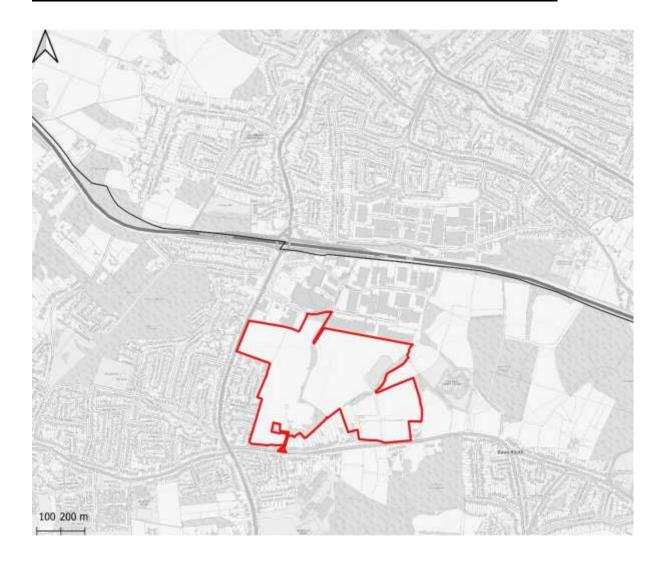
Site	East of Rayleigh Road	Site
ID	(GB13a)	Source
40542	ThundersleySuburban - Mainland	CFS 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Υ
Drainage Capacity (network)	No iss	sues ha	ve been identified		Y
Drainage Capacity (WRC)	No iss	No issues have been identified			
Water Supply	No iss	No issues have been identified			Υ
Electricity Capacity	No issues have been identified				Υ
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
SSSI / SPA / Ramsar Sites	Not in or adjacent to a			Υ	
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Badger Consultation Zone	6	6	No setts present		Y
TPOs to be incorporate and protected through any potential		protected through any potential developmen t, including any tree protection	Y		

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

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	Unknown

Site Si	Site Size (Ha)			ımed (units)
Gross Developable		reduction	50dph	30dph
14.30	14.30	null	715	429



14.Thundersley - Green Belt

Site ID	Land West of Kingsley Lane	Site Source
40546	ThundersleySuburban - 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)		Υ
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issue	es have b	een identified		Y
Drainage Capacity (WRC)			een identified		Υ
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	es have b	een identified		Υ
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	3	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		Υ
TPOs	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		Y
Listed Buildings	2	2	area Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
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)		Υ
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.	~
Brownfield	6	0	Greenfield	and one.	Υ

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

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	Land Off Goldfinch Lane	Site Source
40545	Thundersley Suburban - 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	6	No surface water flood risk		Y
Drainage Capacity (network)	No issue	es have b	een identified		Y
Drainage Capacity (WRC)	No issue	es have b	een identified		Y
Water Supply	No issue	es have b	een identified		Y
Electricity Capacity	No issue	es have b	een identified		Υ
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	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	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		Υ
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		Υ
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)		Υ
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 sustaianble.	
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	55

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	Grandview Stables, Grandview Road	Site Source
40552	ThundersleySuburban - 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	6	No surface water flood risk		Y
Drainage Capacity (network)			een identified		Y
Drainage Capacity (WRC)	No issue	es have b	een identified		Y
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	es have b	een 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	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)		Υ
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.	\
Brownfield	6	0	Greenfield		Υ

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

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	Land off Grange Road	Site Source
40553	ThundersleySuburban - 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)		Υ
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issue	es have b	een identified		Y
Drainage Capacity (WRC)	No issue	es have b	een identified		Y
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	es have b	een identified		Υ
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		Υ
TPOs	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		Υ
Listed Buildings	2	2	Not a listed building and not near a listed building		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
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	?	Υ
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat – no more than 6% slope		Υ
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 sustaianble.	
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	57

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

Site Size (Ha)		Reasons	Assumed Density (unit	
Gross	Developable	for	50dph	30 dph resi
	-	reduction	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 HeathSuburban - 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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	No issues have been identified			
Water Supply	No issues have been identified				Υ
Electricity Capacity	No issu	No issues have been identified			
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	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		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
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		Υ
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		Υ
Noise Contaminated	4	4	Less than 55 dB(A) No evidence of		Y
land	2	2	contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	61

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	?

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



Site ID	Land south west of Daws Heath	Site Source
40499	Daws HeathSuburban - 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 issu	ıes have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	ies have	been identified		Y
Electricity Capacity	No issu	ies have	been identified		Υ
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	6	No setts present		Y
TPOs	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.	
Conservation Area	2	2	Not within or near a conservation area		Υ
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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	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 sustaianble.	?
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	?

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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	3	Adjacent to Public Open Land		Υ
				Suitability Score (unmitigated)	50

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	Assumed De	ensity (units)
Gross	Developable	reduction	50dph	30dph
19.15	17.30	Ancient	865	519
		Woodland		
		15m		
		Buffer,Ancient		
		Woodland,		



Site ID	Land south east of Daws Heath	Site Source
40500	Daws HeathSuburban - Mainland	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
01100112					
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 issu	ies have	been identified		Y
Drainage Capacity (WRC)	No issu	ies have	been identified		Y
Water Supply	No issu	ies have	been identified		Υ
Electricity Capacity	No issu	No issues have been identified			
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	3	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 potential harm to wildlife with full mitigation implemented.	Unknown
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected	Y

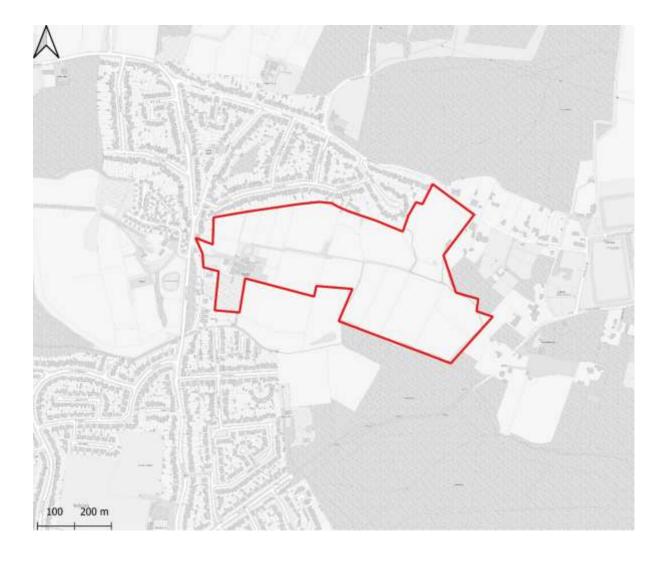
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				through any potential development, including any tree protection distances.	
Conservation Area	2	2	Not within or near a conservation area		Υ
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	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)		Υ
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	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 sustaianble.	
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	45

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?
Υ	Yes	?	N

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



16.Daws Heath - Green Belt

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

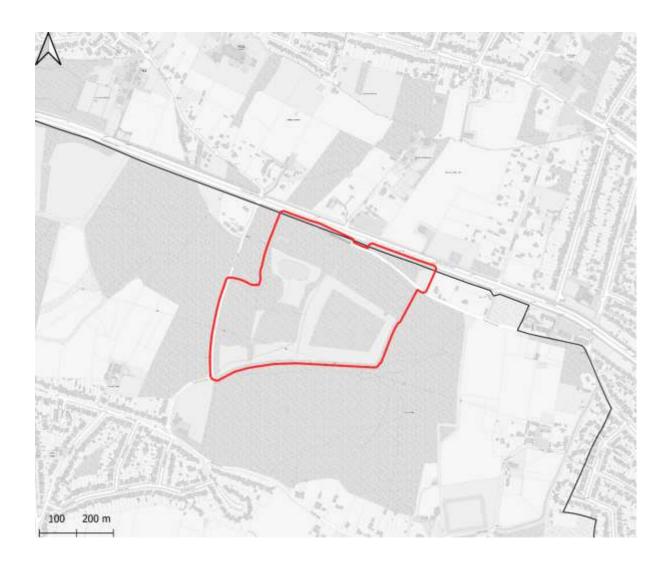
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issue	es have b	een identified		Y
Drainage Capacity (WRC)			een identified		Y
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	es have b	een 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	0	Within a Local Wildlife Site	Further investigations required into any potential harm to habitat with full mitigation implemented.	Unknown
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,	Υ

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)		Υ
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.	
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 sustaianble.	N
Brownfield	6	0	Greenfield		Υ
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)				
Additional Suita	bility Co	mments			

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	?

Site Size (Ha)		Reasons for	Assumed Do	ensity (units)
Gross	Developable	reduction	50dph resi	30 dph resi
			1621	
17.03	15.10	Ancient Woodland 15m Buffer,Ancient	755	453
		Woodland		



Site ID	Ragwood Riding Centre, Daws Heath Road	Site Source
40547	Daws Heath Suburban - 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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)			een identified		Υ
Drainage Capacity (WRC)	No issue	es have b	een identified		Υ
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	No issues have been identified			
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Υ
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		Υ
TPOs	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.	
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		Υ
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	Y

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

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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



Site ID	170 Bramble Road	Site Source
40561	Daws HeathSuburban - 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)		Υ
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)			een identified		Υ
Drainage Capacity (WRC)	No issue	es have b	een identified		Y
Water Supply	No issue	es have b	een identified		Υ
Electricity Capacity	No issue	No issues have been identified			
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		Υ
Badger Consultation Zone	6	6	No setts present		Υ
TPOs	4	4	No TPOs		Υ
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 Scheduled Monument	Proposal to consider any impact of development to nearby	Y

Suitability	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Criteria					, ,
				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	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		Υ
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 sustaianble.	
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	60

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

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

