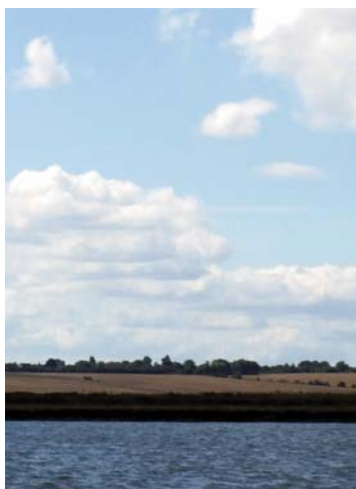


Local Development Framework

Development Management DPD Discussion and Consultation Document – Sustainability Appraisal



LDF

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1 Introduction

- 1.1 Rochford District Council is at the preliminary stage of preparing the Development Management Development Plan Document (DPD), which will form part of the Council's Local Development Framework (LDF).
- 1.2 In accordance with the Planning and Compulsory Purchase Act 2004, the Development Management DPD: Discussion and Consultation Document has been the subject of, and has been produced in conjunction with, a Sustainability Appraisal (SA). European and UK legislation require that the LDF is also subject to a Strategic Environmental Assessment (SEA), a process that considers the effects of development planning on the environment. Government guidance advises that these two processes should be carried out together and outlines a number of stages of SA work that need to be carried out as the LDF is being prepared. Government guidance, as detailed further below, also states that SA work should not repeat that carried out at a higher level. As such, this SA incorporates the requirements of SEA and does not repeat the SA/SEA work undertaken on the Rochford District Core Strategy. This SA should be read in conjunction with the SA/SEA of the Rochford District Core Strategy, including addendums to such work.
- 1.3 The purpose of the SA is to ensure that wider sustainability issues, encompassing environmental, economic and social implications of options or policies proposed, are taken into consideration throughout the preparation of Development Plan Documents.
- 1.4 This document combines the initial Scoping Report for the SA which has informed the preparation of the full SA Report for the Development Management DPD: Discussion and Consultation Document. It has been produced in-house to ensure that the SA process is as integrated with the plan making process as possible.

2 Sustainability Appraisal Methodology

- 2.1 The SA Report has been produced alongside the Discussion and Consultation version of the Development Management DPD, and as such has been undertaken in accordance with the advice set out in the guidance on the preparation of SAs for Development Plan Documents published in 2005¹. This guidance has since been superseded (in September 2009) by the CLG Plan Making Manual², which continues to refer to guidance on undertaking Strategic Environmental Assessments (SEA) published in 2005³. This SA Report will combine the SEA guidance with the advice within the Plan Making Manual.

¹ 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005) available from:

<http://www.communities.gov.uk/archived/publications/planningandbuilding/sustainabilityappraisal>

² 'CLG Plan Making Manual' available at: <http://www.pas.gov.uk/pas/core/page.do?pageId=109798>

³ 'A Practical Guide to the Strategic Environmental Assessment Directive (2005)' available from: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/practicalguidesea.pdf>

- 2.2 An overarching LDF Scoping Report generic to all LDF Development Plan Documents has already been prepared. This was produced during the preparation of the Core Strategy Submission Document and as such the overarching SA of the Council’s LDF is the Core Strategy Submission SA Report. This is in accordance with Planning Policy Statement 12 (PPS12): Local Spatial Planning, which states that “Sustainability appraisal must be proportionate to the plan in question. It should not repeat the appraisal of higher level policy” (paragraph 4.42).
- 2.3 The Council’s Core Strategy was submitted to the Planning Inspectorate for examination (to be undertaken by the independent Inspector on behalf of the Secretary of State for Communities and Local Government) on 14 January 2010. The final SA Report for the Core Strategy Submission Document with an integrated Strategic Environmental Assessment (SEA) was produced in 2009. However, following the Forest Heath case (*Save Historic Newmarket v. Forest Heath District Council*) in March 2011 which provided an additional interpretation on undertaking SEA. The Council requested that the Inspector delay the issuing of a decision on the soundness of the Core Strategy to enable a review of the Core Strategy Submission SA to be undertaken. The Inspector accepted this request, and an addendum to the submitted Core Strategy SA was produced, and consulted upon in June/July 2011. The addendum appraised in further detail the preferred general locations for housing and employment development and the reasonable alternatives. The addendum should be read in conjunction with the Core Strategy Submission SA.
- 2.4 The SEA Baseline Information Profile for the District, which contains a wealth of environmental, economic and social information, is produced by Essex County Council and updated on an annual basis. This will therefore enable a consistent methodology and approach to all LDF documents, and a wide ranging set of information has been included to ensure the full appraisal of individual documents. The evidence base supporting the development of the Core Strategy has also been drawn upon, as appropriate.
- 2.5 The stages of the SA process are outlined in Table 1 below.

Table 1 – Stages of the SA Process

Stage	Task
Stage A	SA Scoping Process
Stage B	Developing and refining options and assessing effects
Stage C	Preparing the SA Report
Stage D	Consulting on the Plan and the SA Report
Stage E	Monitoring and implementing the Plan

3 Preparation of the Development Management DPD and SA Report

- 3.1 This SA Scoping Report has been drafted to set the context for the preparation of the SA Report of the Development Management DPD. It should be read in conjunction with the Core Strategy SA Scoping Report which is the overarching SA document of the Council’s LDF. In effect it makes up the second part of the SA scoping process for the Development Management DPD.
- 3.2 Each stage of the Development Management DPD will be the subject of an SA which will be prepared alongside the appropriate document. The milestones for the preparation of the Development Management DPD is set out below:
- Consultation with statutory bodies on the scope of the Sustainability Appraisal was undertaken between 5 March 2009 and 3 April 2009.
 - Public consultation on the Development Management DPD: Discussion and Consultation Document was undertaken between 17 March 2010 and 30 April 2010.
 - Preferred Policy Options Consultation.
 - Pre-Submission Consultation.
 - Submission to the Secretary of State.
 - Examination in Public.
 - Adoption.

4 Development Management SA Scoping Process

- 4.1 SA Scoping Methodology is set out in government guidance. Stage A describes 5 main tasks set out in Table 2 below. In the context of scoping the Development Management DPD it is considered a useful exercise to re-examine the previous findings of this stage as set out in the Core Strategy SA Scoping Report.

Table 2 – Stages of the SA Scoping Study Process

Task	Purpose
A1: Reviewing Relevant Policies, Plans and Programmes	To identify other relevant plans, policies, programmes and sustainability objectives, and assess the context provided by them, in particular relevant environmental, social and economic objectives and requirements.
A2: Collecting baseline information	To provide the basis to predict and monitor effects and help to identify sustainability problems and alternative ways of dealing with them.

Task	Purpose
A3: Identifying the sustainability issues and the appraisal objectives	To define key issues for the DPD and develop sustainability plan objectives and options to link to evidence by reference to baseline information.
A4: Considering options and alternatives	To identify the effects of 'reasonable alternatives' as set out in the SEA Directive, as appropriate. However, there is no need to devise alternatives simply to comply with the Directive.
A5: Developing the SA Framework	To identify SA Objectives, where possible to be expressed in the form of targets and sustainability indicators. The issues to be covered in the SA Framework and the level of detail should be such that they are relevant and proportionate to the plan.
A6: Consultation on Scope of the SA	Statutory, specific and general stakeholders.

4.2 Once comments are received and considered in this Scoping Report the remaining stages of the SA process will then be completed as an integral part of the Development Management DPD preparation.

Task A1: Reviewing Relevant Plans, Policies and Programmes

4.3 As the overarching SA for Council's LDF, Appendix IV of the Core Strategy Submission SA Report identifies a number of plans, policies and programmes relevant to the production of the LDF generally. It is not intended to repeat here the documents identified but attention is drawn to the Core Strategy Submission SA Report which provides a thorough review of these.

4.4 Since the production of the Core Strategy Submission SA Report, other evidence base documents have been produced to inform the production of the LDF. Other plans, policies or strategies which will be considered in the appraisal of the Development Management DPD: Discussion and Consultation Document are as follows:

- Core Strategy Submission Document.
- Sustainable Community Strategy 2010-2015.
- Affordable Housing Viability Study 2010.
- Open Space Study 2009.
- Essex and South Suffolk Shoreline Management Plan.
- Essex Gypsy and Traveller Accommodation Assessment (2009).
- Affordable Housing Viability Study (2010).

- Strategic Flood Risk Assessment Level 1 & 2 Final Report (February 2011).
- Thames Gateway South Essex Strategic Housing Market Assessment: Update Report 2010.

Task A2: Collecting Baseline Information

- 4.5 The SEA Baseline Information Profile in Appendix III of the Core Strategy Submission SA Report is a report produced by Essex County Council on an annual basis. It provides a plethora of valuable up-to-date information on the social, economic and environmental status of the District. This living document, which forms part of the Council's Evidence Base for the LDF, will therefore be adequate to enable the monitoring of the Development Management DPD once adopted and it will also provide an assessment of the performance and impact of the emerging Development Management policies on the SA Objectives.
- 4.6 The SEA Baseline Information Profile documents can be found on the Council's website at www.rochford.gov.uk.

Task A3: Identifying the Sustainability Issues and the Appraisal Objectives

- 4.7 Essex County Council was commissioned in October 2005 by Rochford District Council to progress the SA work of the Core Strategy DPD. An SA scoping process was undertaken during 2005 to help ensure that the SA covers the key sustainability issues that are relevant to the spatial and development planning system in the Rochford area. This included the development of an SA Framework of objectives (which are detailed within the Core Strategy Submission SA Report) to comprise the basis for appraisal. An SA Scoping Report was prepared to summarise the findings of the scoping process. This was published in November 2005 for consultation with statutory consultees. Responses to this scoping consultation, and how they were taken into account, are reported in the Core Strategy Submission SA Report.
- 4.8 The key sustainability issues for the District are identified in Table 3.1 of the Core Strategy Submission SA Report. It is considered that this list is of relevance to the Development Management DPD. These issues were used in developing the objectives and policies of the document, as detailed below in 4.7.

Task A4: Considering Options and Alternatives

- 4.9 The inclusion of the effects of 'reasonable alternatives' is required by the SEA Directive. 'Reasonable alternatives' should form part of both the SA and the plan, and the guidance notes that within DPDs this will take the form of options. Furthermore it is advised that there is no need to devise alternatives to simply to comply with the SEA Directive. However, the aforementioned Forest Heath case has provided an additional interpretation on undertaking SEA, in that reasons for the rejection of alternatives should be clearly set out.

- 4.10 The Development Management DPD: Discussion and Consultation Document set out the preferred options for each of the themes addressed and, where appropriate, a range of alternative options. An explanation accompanied each alternative option setting out why these were not preferred in each case. Comments were invited on these options between 17 May 2010 and 30 April 2010.

Task A5: Developing the SA Framework

- 4.11 The Local Planning Authority does not anticipate that additional sustainability objectives, beyond those set out in the Core Strategy SA Scoping Report need to be added to adequately test the sustainability impacts of the Development Management DPD.
- 4.12 Several stages of scoping and consultation on the sustainability issues and objectives and the SA framework have informed the preparation of the overarching Core Strategy SA Report as discussed below.
- 4.13 The key sustainability issues were identified through the SA scoping process, and Rochford District Council invited statutory consultees to comment on these in November 2005.
- 4.14 The Core Strategy Issues and Options Document was initially prepared in spring/summer 2006 and was then published for consultation in September 2006. The SA and the comments received during the consultation helped to determine the preferred overall spatial strategy, and the Core Strategy Preferred Options Document was published for public consultation in May 2007. A number of the comments received from the consultation which expressed a desire to see greater detail in the Core Strategy DPD. However, the issue that elicited the most responses related to the location and amount of new housing. As a result of these concerns the Council resolved to revise the Core Strategy Preferred Options Document. This document was prepared and published for consultation in November 2008.
- 4.15 A revised SA framework was sent out to statutory consultees (Natural England, English Heritage and Environment Agency) in September 2008. Comments received as a result of this consultation were reviewed and changes made where possible and relevant; responses are summarised and reported in Appendix II of the Core Strategy SA Report.
- 4.16 The Core Strategy Preferred Options SA Report was published for public consultation alongside the revised Core Strategy Preferred Options Document in November 2008. Comments received on the SA were considered and, where appropriate, were addressed in the Submission report and appendices. Appendix II of the Core Strategy Submission SA Report provides a summary of comments received and responses to those comments.
- 4.17 The Core Strategy Submission SA Report was published alongside the Core Strategy Submission Document, in accordance with SEA Regulations and SA guidance. It has been published on the Council's website www.rochford.gov.uk and sent to statutory consultees and other relevant stakeholders.

- 4.18 It is important to note that SEA as required by the European SEA Directive 2001/42/EC and as transposed by the Environmental Assessment of Plans and Programmes Regulations 2004, has been formally integrated into the SA of the Development Management DPD. The SEA requirement as aforementioned has been embedded within the SA of the Core Strategy Submission Document, and has been used to inform the preparation of the Development Management SA Report. As stated in Planning Policy Statement 12 (PPS12): Local Spatial Planning, “Sustainability appraisal must be proportionate to the plan in question. It should not repeat the appraisal of higher level policy” (paragraph 4.42). Therefore as a higher level policy document, the SA/SEA of the Core Strategy Submission Document should be referred to as appropriate.
- 4.19 The final SA Framework used to appraise the development of the Core Strategy DPD is set out in the Core Strategy Submission SA Report.

Task A6: Consultation on Scope of the Development Management DPD SA

- 4.20 Even though consultation has taken place on the Core Strategy SA Scoping Report and throughout the development of the Core Strategy DPD and the SA Report it is considered appropriate, in order to satisfy the SEA Directive, it is necessary to consult again at this stage in the preparation of the Development Management SA Report.
- 4.20.1 The decision-aiding questions of the SA Framework were adapted from that of the Core Strategy Submission Document to reflect the differing perspectives and scales of the Development Plan Document, where appropriate (Table 3).

Table 3 – Draft SA Framework

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
	Balanced Communities	
1	To ensure the delivery of high quality sustainable communities where people want to live and work	<ul style="list-style-type: none"> ● Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs? ● Will it ensure the regeneration and enhancement of existing rural and urban communities? ● Will it ensure equal opportunities and that all sections of the community are catered for? ● Will it meet the needs of an ageing population? ● Will the policies and options proposed seek to enhance the qualifications and skills of the local community? ● Will income and quality-of-life disparities be reduced?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
	Healthy & Safe Communities	
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	<ul style="list-style-type: none"> ● Will it ensure the delivery of high quality, safe and inclusive design? ● Will it improve health and reduce health inequalities? ● Will it promote informal recreation and encourage healthy, active lifestyles? ● Will green infrastructure and networks be promoted and/or enhanced? ● Will it minimise noise pollution? ● Will it minimise light pollution?
	Housing	
3	To provide everybody with the opportunity to live in a decent home	<ul style="list-style-type: none"> ● Will it increase the range and affordability of housing for all social groups? ● Will a mix of housing types and tenures be promoted? ● Will it reduce the number of unfit homes? ● Does it promote high quality design? ● Is there sustainable access to key services? ● Does it meet the resident’s needs in terms of sheltered and lifetime homes or those that can be easily adapted so?
	Economy & Employment	
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	<ul style="list-style-type: none"> ● Does it promote and enhance existing centres by focusing development in such centres? ● Will it improve business development? ● Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community? ● Does it promote mixed use and high density development in urban centres? ● Does it promote a wide variety of jobs across all sectors?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
		<ul style="list-style-type: none"> • Does it secure more opportunities for residents to work in the District? • Will it aid the realisation of London Southend Airport’s economic potential?
Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	<ul style="list-style-type: none"> • Will it increase the availability of sustainable transport modes? • Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling? • Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services? • Will it reduce the need to travel? • Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations? • Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly? • Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?
Biodiversity		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	<ul style="list-style-type: none"> • Will it conserve and enhance natural/semi natural habitats, including the District’s distinctive estuaries and salt marshes? • Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species? • Will it maintain and enhance sites designated for their nature conservation interest? • Will it conserve and enhance sites of geological significance? • Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
Cultural Heritage		
7	To maintain and enhance the cultural heritage and assets of the District	<ul style="list-style-type: none"> • Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas? • Will it support locally-based cultural resources and activities?
Landscape & Townscape		
8	To maintain and enhance the quality of landscapes and townscapes	<ul style="list-style-type: none"> • Does it seek to enhance the range and quality of the public realm and open spaces? • Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe? • Will it reduce the amount of derelict, degraded and underused land? • Will it preserve and/or improve the quality of the landscape? • Will it preserve and/or enhance townscape character and value?
Climate Change & Energy		
9	To reduce contributions to climate change	<ul style="list-style-type: none"> • Will it reduce emissions of greenhouse gases by reducing energy consumption? • Will it lead to an increased proportion of energy needs being met from renewable sources? • Does it adapt to and provide for the consequences of climate change in a largely low-lying area?
Water		
10	To improve water quality and reduce the risk of flooding	<ul style="list-style-type: none"> • Will it improve the quality of inland water? • Will it improve the quality of coastal waters? • Will it provide for an efficient water conservation and supply regime? • Will it provide for effective wastewater treatment? • Will it require the provision of sustainable drainage systems in new development? • Will it reduce the risk of flooding and promote sustainable flood management?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
	Land & Soil	
11	To maintain and improve the quality of the District's land and soil	<ul style="list-style-type: none"> • Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District? • Will higher-density development be promoted where appropriate? • Will soil quality be preserved? • Will it promote the remediation of contaminated land? • Will the best and most versatile agricultural land be protected?
	Air Quality	
12	To improve air quality	<ul style="list-style-type: none"> • Will air quality be improved through reduced emissions (e.g. through reducing car travel)? • Will it direct transport movements away from AQMAs and/or potentially significant junctions?
	Sustainable Design & Construction	
13	To promote sustainable design and construction	<ul style="list-style-type: none"> • Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses? • Will climate proofing design measures be incorporated? • Will the local character/vernacular be preserved and enhanced through development? • Will it require the re-use and recycling of construction materials? • Will it encourage locally-sourced materials? • Will it require best-practice sustainable construction methods, for example in energy and water efficiency?

4.21 Three statutory consultees (Natural England, English Heritage and the Environment Agency) were consulted on the draft SA Framework for the Development Management DPD between 5 March 2009 and 3 April 2009.

4.22 Responses were received from Natural England, which have been taken into account and a revised SA Framework has subsequently been produced. The issues raised by Natural England are set out in Table 4 below.

Table 4 – Comments received from Natural England

SA Objective	Comments
Healthy and safe communities	Natural England supports the inclusion of a criteria relating to access to green infrastructure assets. If possible the appraisal should make clear what constitutes green infrastructure, and acknowledge that there are increasingly apparent linkages between access to quality green spaces and habitats with improved physical and mental health.
Accessibility	Natural England welcomes the addition of walking and cycling to these criteria. The design and layout of new development and the pro-active and integrated management of green infrastructure networks can greatly enhance the accessibility (and attractiveness) to walking and cycling. Criteria might also be utilised which examines the accessibility to green infrastructure and the 'natural environment' to all sections of the plan area community.
Biodiversity	The profile of biodiversity within the criteria is welcomed, and the inclusion of reference to locally distinctive assets is welcomed (estuarine environments) as is reference to biodiversity value of brownfield sites. Both strengthen the local specificity of the overall process. However Natural England sees there is potential to further enhance the appraisal's biodiversity credentials. In particular it should make reference to the practice of 'biodiversity by design'. In other words, does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?
Landscape	The general thrust of the decision-aiding criteria in this objective is supported. Natural England supports enhanced recognition of the importance of local landscapes to local communities, and the importance this has in strengthening sense of place and local distinctiveness. It also considers it important to recognise character rather than quality which is a more subjective approach. Most counties and Districts have in place landscape character assessments. Therefore, criteria 4 which states 'preserve and/or improve the quality of the landscape', should be altered to relate to 'will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?'
Climate and energy	The second bullet is welcomed, but could be expanded to facilitate the need for enhanced habitat connectivity and landscape permeability for species movement in the light of climate change.
Water	The final new bullet could be expanded to acknowledge the need for integrated sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive.

SA Objective	Comments
Sustainable design and construction	This addition to the appraisal process is welcomed by Natural England, particularly in respect to the need to protect and conserve vernacular design whilst adopting more environmentally friendly construction methods. However a further enhancement could be made in respect of designing in biodiversity (see above). Buildings and places, particularly larger developments (although all buildings have the potential) for biodiversity friendly design to be integrated in through either building design (such as nesting openings in buildings or bat roosts within structures such as bridges) or through appropriate landscaping and masterplanning of larger sites (through management, habitat mix and indigenous planting).

4.23 The revised SA Framework used to appraise the Development Management DPD: Discussion and Consultation Document is shown in Table 5 below. Where the SA Framework has been amended according to consultation responses, additional text is highlighted in green and omitted text has a ~~strikethrough~~.

Table 5 – Revised SA Framework

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
	Balanced Communities	
1	To ensure the delivery of high quality sustainable communities where people want to live and work	<ul style="list-style-type: none"> ● Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs? ● Will it ensure the regeneration and enhancement of existing rural and urban communities? ● Will it ensure equal opportunities and that all sections of the community are catered for? ● Will it meet the needs of an ageing population? ● Will the policies and options proposed seek to enhance the qualifications and skills of the local community? ● Will income and quality-of-life disparities be reduced?
	Healthy & Safe Communities	
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	<ul style="list-style-type: none"> ● Will it ensure the delivery of high quality, safe and inclusive design? ● Will it improve health and reduce health inequalities? ● Will it promote informal recreation and encourage healthy, active lifestyles?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
		<ul style="list-style-type: none"> • Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced? • Will it minimise noise pollution? • Will it minimise light pollution?
Housing		
3	To provide everybody with the opportunity to live in a decent home	<ul style="list-style-type: none"> • Will it increase the range and affordability of housing for all social groups? • Will a mix of housing types and tenures be promoted? • Will it reduce the number of unfit homes? • Does it promote high quality design? • Is there sustainable access to key services? • Does it meet the resident’s needs in terms of sheltered and lifetime homes or those that can be easily adapted so?
Economy & Employment		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	<ul style="list-style-type: none"> • Does it promote and enhance existing centres by focusing development in such centres? • Will it improve business development? • Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community? • Does it promote mixed use and high density development in urban centres? • Does it promote a wide variety of jobs across all sectors? • Does it secure more opportunities for residents to work in the District? • Will it aid the realisation of London Southend Airport’s economic potential?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	<ul style="list-style-type: none"> • Will it increase the availability of sustainable transport modes? • Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling? • Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services? • Will it reduce the need to travel? • Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations? • Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly? • Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced? • Does it enable access to green infrastructure and the wider natural environment to all sections of the community?
Biodiversity		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	<ul style="list-style-type: none"> • Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes? • Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species? • Will it maintain and enhance sites designated for their nature conservation interest? • Will it conserve and enhance sites of geological significance? • Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
		<ul style="list-style-type: none"> Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?
Cultural Heritage		
7	To maintain and enhance the cultural heritage and assets of the District	<ul style="list-style-type: none"> Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas? Will it support locally-based cultural resources and activities?
Landscape & Townscape		
8	To maintain and enhance the quality of landscapes and townscapes	<ul style="list-style-type: none"> Does it seek to enhance the range and quality of the public realm and open spaces? Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe? Will it reduce the amount of derelict, degraded and underused land? Will it preserve and/or improve the quality of the landscape? Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area? Will it preserve and/or enhance townscape character and value?
Climate Change & Energy		
9	To reduce contributions to climate change	<ul style="list-style-type: none"> Will it reduce emissions of greenhouse gases by reducing energy consumption? Will it lead to an increased proportion of energy needs being met from renewable sources? Does it adapt to and provide for the consequences of climate change in a largely low-lying area?
Water		
10	To improve water quality and reduce the risk of flooding	<ul style="list-style-type: none"> Will it improve the quality of inland water? Will it improve the quality of coastal waters? Will it provide for an efficient water conservation and supply regime?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
		<ul style="list-style-type: none"> • Will it provide for effective wastewater treatment? • Will it require the provision of sustainable drainage systems in new development? • Will it reduce the risk of flooding and promote sustainable flood management? • Will it reduce the risk of flooding? • Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?
Land & Soil		
11	To maintain and improve the quality of the District's land and soil	<ul style="list-style-type: none"> • Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District? • Will higher-density development be promoted where appropriate? • Will soil quality be preserved? • Will it promote the remediation of contaminated land? • Will the best and most versatile agricultural land be protected?
Air Quality		
12	To improve air quality	<ul style="list-style-type: none"> • Will air quality be improved through reduced emissions (e.g. through reducing car travel)? • Will it direct transport movements away from AQMAs and/or potentially significant junctions?
Sustainable Design & Construction		
13	To promote sustainable design and construction	<ul style="list-style-type: none"> • Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses? • Will climate proofing design measures be incorporated? • Will the local character/vernacular be preserved and enhanced through development?

	SA Objective	Decision-Aiding Question Will it (the Policy)...?
		<ul style="list-style-type: none"> • Will it require the re-use and recycling of construction materials? • Will it encourage locally-sourced materials? • Will it require best-practice sustainable construction methods, for example in energy and water efficiency?

5 Developing and Refining Options and Assessing Effects

- 5.1 The discussion and consultation stage (Regulation 25) in the development of the Development Management DPD set out a range of options for issues in the Core Strategy Submission Document which require further detail such as guidance on the design of new developments, rural diversification and working from home. As such the Development Management DPD must be in conformity with the Core Strategy and must be read in conjunction with it.
- 5.2 The second stage in the preparation of the Sustainability Appraisal is Stage B which encompasses the development and refinement of options and assessment of effects. The 6 main tasks are set out in Table 6 below.

Table 6 – Stage B Tasks following the Scoping Process

Stage	Task
B1	Testing the DPD objectives against the SA framework
B2	Developing the DPD options
B3	Predicting the effects of the DPD
B4	Evaluating the effects of the DPD
B5	Considering ways of mitigating adverse effects and maximising beneficial effects
B6	Proposing measures to monitor the significant effects of implementing the DPD

Task B1: Testing the DPD Objectives against the SA Framework

- 5.3 The vision and objectives for the Development Management DPD: Discussion and Consultation Document are consistent with those set out in the Core Strategy Submission Document. The vision and objectives of the Core Strategy Submission Document have been tested against the SA objectives to identify both potential synergies and inconsistencies. This assessment can be found in the Core Strategy Submission SA Report (see paragraphs 5.6-5.8 and Appendix V).

Task B2: Developing the DPD Options

- 5.4 The Development Management DPD: Discussion and Consultation Document sets out the preferred options for each of the themes addressed and identifies alternatives that are reasonable, realistic and relevant, where appropriate. Each alternative option is accompanied by an explanation as to why it is not preferred. The preferred, and each alternative, option has been appraised against the SA Framework.
- 5.5 A brief and more detailed summary of the assessment can be found in Section 6.

Task B3: Predicting the effects of the DPD

- 5.6 The preferred and alternative options identified in the Development Management DPD: Discussion and Consultation Document have been subject to an assessment in order to determine their performance in sustainability terms, with reference to social, environmental and economic factors.
- 5.7 The SA Objective for every preferred and alternative option has been appraised according to the decision-aiding questions for the SA Objectives set out in Table 5. The SEA Baseline Information Profile has been used to inform the SA, where appropriate.

Task B4: Evaluating the effects of the DPD

- 5.8 Commentary has been provided to further clarify predicted effects of potential options and effects have been evaluated as appropriate.
- 5.9 Where indirect impacts are identified these are also included in the matrices.
- 5.10 These matrices are presented in Appendix 1-6.

Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects

- 5.11 At this discussion and consultation stage of the Development Management DPD, the sustainability effects of the preferred and reasonable alternative options have been assessed against one another, where appropriate.
- 5.12 Potential mitigation measures to offset adverse effects and opportunities to enhance options have been explored at this stage, and initial recommendations have been included as appropriate to inform the development of the next stage of the document (the Preferred Policy Options Document).
- 5.13 Strategic mitigation measures and recommendations for the Core Strategy Submission Document, which the Development Management DPD must conform to, are detailed within the Core Strategy Submission SA Report.

Task B6: Proposing measures to monitor the significant effects of implementing the DPD

- 5.14 At this discussion and consultation stage of the Development Management DPD, measures to monitor the significant effects of its implementation have not been included. Strategic measures to monitor the implementation of the Core Strategy Submission Document, which the Development Management DPD must conform to, are detailed within the Core Strategy Submission SA Report.

6 Sustainability Appraisal – Matrices and Summaries

- 6.1 The following section provides a summary of the detailed assessment of the preferred and alternative options against the SA objectives. Matrices in Appendices to the document set out the detailed assessment themselves of preferred and alternative options against the SA objectives and accompanying decision-aiding questions.
- 6.2 The table below identifies the preferred options and the reasonable alternatives, and sets out the reasoning for progressing or rejecting the options in the development of the plan, including recommendations for improvements to the next iteration.

Table 7 – Preferred and Alternative Options set out in the Development Management DPD: Discussion and Consultation Document and Reasons for Progressing or Rejecting the Options in the Development of the DPD

Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM1 – Design of New Developments</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Development of a policy with 12 criteria to be considered in the design and layout of proposed development such as accessibility, landscaping and Concept Statements</p> <p>Alternative – Add to/delete criteria in the preferred option</p>	<p>The criteria based approach within the preferred option would have a greater positive impact on a range of sustainability objectives than the alternative option, in particular the option to remove some of the specified criteria. In terms of additional criteria, it is recommended that the preferred option should also include reference to the retention of trees. A minor amendment to the wording of the text within the preferred option is suggested, and the purpose of Concept Statements should be expanded upon in the preamble.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM2 – Density of New Developments</p> <p>Preferred option and three alternative options considered:</p> <p>Preferred – Undertake a flexible approach to density to be determined on a site-by-site basis</p> <p>Alternative A – Prescriptive density</p> <p>Alternative B – Allow the market to determine density</p> <p>Alternative C – Higher minimum density to help deliver greater quantum of housing</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option than alternative options A, B and C. It is, however, recommended that minor changes to the text within the preferred option are made and that the varying density across the District is illustrated in the accompanying text.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
<p align="center">Development Management DPD: Discussion and Consultation Document</p>	<p align="center">Development Management DPD: Preferred Policy Options Document</p>
<p>DM3 – Infilling and Residential Intensification</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Assess applications for infilling, residential intensification or ‘backland’ development taking into account design, the number and type of dwellings, contribution to housing need, impact on residential amenity, and public and private open space, access and parking</p> <p>Alternative – Allow ‘backland’ development in all circumstances</p>	<p>The criteria based approach within the preferred option would have a greater positive impact on a range of sustainability objectives than the alternative option. However, it is advised that the first sentence of the preferred option is reworded and that an additional criterion about tandem relationships is included.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM4 – Habitable Floorspace for New Developments</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Set habitable floorspace standards for dwellings</p> <p>Alternative – Do not set habitable floorspace standards for dwellings</p>	<p>The preferred option would ensure a greater positive impact on some of the sustainability objectives than the alternative option. However, it is suggested that the text within the preferred option is amended and reference is made to the Lifetime Homes Standard.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM5 – Light Pollution</p> <p>Preferred option but no alternatives considered:</p> <p>Preferred – Lighting schemes must be submitted as part of any new development</p>	<p>The preferred option would have a positive impact on some of the sustainability objectives. However, it is recommended that reference is made to the acceptability of the design/appearance/scale (i.e. the height) of proposed lighting and the impact on the character and appearance of an area.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM6 – Telecommunications</p> <p>Preferred option but no alternatives considered:</p> <p>Preferred – Assess applications for telecommunications development which require planning permission taking into consideration for example the design, siting and visual impact of the proposal</p>	<p>The preferred option would have a positive impact on a number of sustainability objectives. However, it is suggested that explicit reference is made to the importance of local, national and international sites in the determination of applications, reference is made to the historic environment being an undesirable location for such development, and certain wording is removed from the preferred option.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM7 – Local List</p> <p>Preferred option and two alternative options considered:</p> <p>Preferred – Take a balanced approach to the protection of locally listed buildings, permitting development (where appropriate) whilst encouraging retention of important features</p> <p>Alternative A – Take a less restrictive approach to the protection of locally listed buildings</p> <p>Alternative B – Adopt a more restrictive approach to the protection of locally listed buildings</p>	<p>The preferred option would ensure a greater positive impact on some of the sustainability objectives than the alternative option than alternative options A and B. It is recommended, however, that minor changes are made to the first sentence, second paragraph and fourth paragraph, and that the third paragraph is moved to the supporting text.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM8 – Demolition within Conservation Areas</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Assess applications for demolition within Conservation Areas taking into account the architectural or historical interest and contribution to Conservation Areas, and detailed plans for the after-use of the site</p> <p>Alternative – Allow the demolition of existing buildings in the Conservation Area if the replacement is of significant architectural quality</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option than the alternative option. No amendments are proposed.</p> <p>The preferred option should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
<p align="center">Development Management DPD: Discussion and Consultation Document</p>	<p align="center">Development Management DPD: Preferred Policy Options Document</p>
<p>DM9 – Development on the edge of Conservation Areas</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Take a balanced approach to development on the edge of Conservation Areas considering the impact of proposals on the Conservation Area</p> <p>Alternative – Take a more restrictive approach to development on the edge of Conservation Areas</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option. It is recommended, however, that the section heading, supporting text and preferred option heading are amended to make it clear what exactly this option relates to. The second paragraph of the preferred option should also be amended.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM10 – Existing Businesses in the Green Belt</p> <p>Preferred option and two alternative options considered:</p> <p>Preferred – Permit applications for up to 25% increase in gross floorspace, and determine applications for extensions to existing business premises and changes of use taking into account the legality of the business, the proposed size, necessity and design of the extension, as well as the impact on the countryside and Green Belt, town centre regeneration and highway network</p> <p>Alternative A – Allow more than 25% increase in gross floorspace of existing business premises</p> <p>Alternative B – Adopt a more restrictive approach</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than alternative option A. Although alternative option B would have a negative impact on business development and local employment opportunities, it would ensure a greater positive impact on the natural environment, particularly landscape character and the openness of the Green Belt.</p> <p>It is recommended that the supporting text of the preferred option is amended to remove the 25% allowance and include text on determining such applications on a case by case basis. Additional supporting text should be added to explain what the ‘original building’ refers to, and it is also suggested that the impact on the historic environment is included.</p> <p>The preferred option, with the proposed amendments (including the sentiment of alternative option B) and in particular to determine applications on a case by case basis, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM11 – Rural Diversification</p> <p>Preferred option and two alternative options considered:</p> <p>Preferred – Determine applications for rural diversification taking into consideration a range of issues, including the sensitivity of the landscape character area and the different grades of agricultural land</p> <p>Alternative A – Disregard the different grades of agricultural land</p> <p>Alternative B – Disregard the different landscape character areas</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than alternative options A and B. It is recommended, however, that the term ‘agricultural potential’ is amended to ‘agricultural value’, ‘agricultural buildings’ within the supporting text, and ‘agricultural and farm buildings’ referred to elsewhere in the plan are amended to ‘agricultural and rural buildings’. It is also recommended that the historic environment is included within the preferred option.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM12 – Conversion of Existing Agricultural Buildings in the Green Belt</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Assess applications for the reuse or adaption of existing agricultural buildings against a range of issues, including design, nature conservation interests and highways impact</p> <p>Alternative – Require replacement structures to be the same height or less as the agricultural buildings which they replace</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option. It is recommended, however, that it should be further explained and set out in the preferred option that it does not support the conversion of existing agricultural buildings for residential use. Reference should be made to locally listed buildings in the supporting text and it should be further reinforced in the supporting text that the preferred option complements the potential for rural diversification in the Green Belt, but it does not support the resurrection of redundant agricultural and rural buildings. It is also recommended that ‘original building’ should have the same definition as elsewhere in the plan (relating to agricultural or rural buildings).</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM13 – Green Tourism</p> <p>Preferred option and two alternative options considered:</p> <p>Preferred – Permit applications for green tourism taking into consideration criteria range of issues, including the sensitivity of the landscape character area and the different grades of agricultural land</p> <p>Alternative A – Disregard the different grades of agricultural land</p> <p>Alternative B – Disregard the different landscape character areas</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than alternative options A and B. However, it is recommended that the historic environment should be included within the preferred option, and the term ‘agricultural potential’ should be amended to ‘agricultural value’.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM14 – Equestrian Facilities</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Determine applications for equestrian facilities according to criteria such as the location and scale of proposals</p> <p>Alternative – Permit large-scale equestrian development</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option. It is recommended, however, that the preferred option should refer to light, the historic environment, landscape character areas and agricultural land, and the second criterion should be amended as other potentially more rural areas may be suitable for such development.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
<p align="center">Development Management DPD: Discussion and Consultation Document</p>	<p align="center">Development Management DPD: Preferred Policy Options Document</p>
<p>DM15 – Playing Pitches and Other Leisure and Recreational Activities</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Assess applications for playing pitches and other leisure and recreational activities against a range of criteria such as the location and scale of proposals</p> <p>Alternative – Permit large-scale ancillary facilities for playing pitches and other leisure and recreational activities</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option. However, it is recommended that the historic environment and agricultural land are included within the preferred option.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM16 – Extensions to Dwellings in the Green Belt</p> <p>Preferred option and two alternative options considered:</p> <p>Preferred – Permit a 25% increase in floorspace of original dwellings provided they meet two criteria</p> <p>Alternative A – Limit extensions in the Green Belt to a specific floor area</p> <p>Alternative B – Permit extensions in accordance with the floor area allowed under the permitted development rights</p>	<p>The preferred option would ensure a greater positive impact on some of the sustainability objectives than alternative option A, and in particular alternative option B. However, it is recommended that the second criterion of the preferred option is amended to include reference to the scale, mass and orientation, the last sentence should be amended to generic wording about permitted development rights, and this should be amended elsewhere in the plan, and the supporting text should also state whether the floorspace refers to internal or external floorspace.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM17 – Agricultural, Forestry and Other Occupational Dwellings Preferred option but no alternatives considered: Preferred – Assess applications for permanent dwellings for agricultural and forestry workers in the Green Belt and countryside against a range of issues such as the size of, and need for, the proposal</p>	<p>The preferred option would have a positive impact on a number of sustainability objectives. No amendments are proposed. The preferred option should therefore be taken forward.</p>
<p>DM18 – Temporary Agricultural Dwellings Preferred option but no alternatives considered: Preferred – Determine applications for the stationing of mobile homes for agricultural workers in the Green Belt and countryside against several criteria such as the need for the proposal</p>	<p>The preferred option would have a positive impact on a number of sustainability objectives. No amendments are proposed. The preferred option should therefore be taken forward.</p>
<p>DM19 – Basements in the Green Belt Preferred option and two alternative options considered: Preferred – Assess applications for the development of basements for a dwelling three criteria Alternative A – Include basements within the Green Belt allowance Alternative B – Refuse all applications for basements</p>	<p>The preferred option would have a positive and negative impact on a number of sustainability objectives, however, alternative option A would have a greater positive impact, particularly in terms of landscape impact. Alternative option B may have a greater negative impact than the two other options. In addition, it is recommended that ‘original’ is included within the first point of the preferred option, the last sentence should be amended to generic wording about permitted development rights, and this should be amended elsewhere in the plan, and the supporting text should be amended to include basement extensions within the 25% increase in floorspace allowance for dwellings in the Green Belt. Alternative option A, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Permit the replacement or rebuild of existing dwellings in the Green Belt taking into consideration the size, condition, visual mass and proposed siting</p> <p>Alternative – Do not allow the replacement of existing dwellings in the Green Belt</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option. However, it is recommended that ‘to the Council’s satisfaction’ is removed from the preferred option, and the last sentence should be amended to generic wording about permitted development rights, and this should be amended elsewhere in the plan.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM21 – Extension of Domestic Gardens in the Green Belt</p> <p>Preferred option but no alternatives considered:</p> <p>Preferred – Determine applications for the extension of domestic gardens into the Green Belt taking into account the defensibility of the Green Belt boundary, impact on the openness or undeveloped character of the Green Belt; the quality of agricultural land and impact on areas of nature conservation importance</p>	<p>The preferred option would have a positive impact on a number of sustainability objectives. However, it is suggested that the historic environment, the appropriateness of the boundary treatment, potential encroachment onto other areas of open space, and the size of the proposed extension are referred to in the preferred option. It is also recommended that another sentence is included in relation to permitted development rights.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM22 – Conservation Areas and the Green Belt</p> <p>Preferred option and two alternative options considered:</p> <p>Preferred – Assess applications for redevelopment in Conservation Areas residing in the Green Belt taking account of the contribution to the character and appearance of the Conservation Area, the recommendations of the relevant Conservation Area Appraisal and Management Plan, the existing or proposed use and the impact on the openness of the Green Belt</p> <p>Alternative A – Only permit development which is on a one to one basis (for example the replacement of a B1 use building with a B1 use building)</p> <p>Alternative B – Do not permit redevelopment in Conservation Areas which reside within the Green Belt</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than alternative options A and B. No amendments are proposed.</p> <p>The preferred option should therefore be taken forward.</p>
<p>DM23 – Houseboats</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Assess applications for the permanent mooring of houseboats taking into consideration the impact on the conservation or wildlife value of the estuaries, Coastal Protection Belt, openness and character of the Green Belt, Conservation Areas, visual amenity of the area, water and air quality and other users of the estuaries</p> <p>Alternative – Do not permit houseboats, whether in temporary or permanent occupation, within the Crouch and Roach estuaries</p>	<p>The preferred option may ensure a greater positive impact on a number of sustainability objectives than the alternative option. It is recommended, however, that reference to potential impact on the wider historic environment is referred to in the preferred option.</p> <p>The preferred option, with the proposed amendment, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
<p align="center">Development Management DPD: Discussion and Consultation Document</p>	<p align="center">Development Management DPD: Preferred Policy Options Document</p>
<p>DM24 – Other Important Landscape Features</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Determine applications taking into consideration the potential the loss or damage of a range of landscape features such as hedgerows, plantations and woodlands, and watercourses</p> <p>Alternative – Alternative features to those set out in the preferred option are protected</p>	<p>The preferred option would ensure a greater positive impact on some of the sustainability objectives than the alternative option. However, it is recommended that additional criteria to encourage the creation of new habitats with new development are included in the preferred option.</p> <p>The preferred option, with the proposed amendment, should therefore be taken forward.</p>
<p>DM25 – Parking Standards</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Adopt and utilise the parking standards within Essex County Council’s ‘Parking Standards: Design and Good Practice (2009)’</p> <p>Alternative – Do not have regard to countywide parking standards</p>	<p>The preferred option would ensure a greater positive impact on a number of sustainability objectives than the alternative option. No amendments are proposed, although it is noted that the ‘Parking Standards: Design and Good Practice 2009’ document has now been adopted as a Supplementary Planning Document.</p> <p>The preferred option should therefore be taken forward.</p>
<p>DM26 – Traffic Management</p> <p>Preferred option but no alternatives considered:</p> <p>Preferred – Require traffic management for any new development such as traffic calming measures to assist public transport, cycling, and walking</p>	<p>The preferred option would have a positive impact on a number of sustainability objectives. However, it is recommended that additional conditions are inserted to ensure the protection and enhancement of the environment, reference is made to the natural and historic environment, and additional criteria is inserted to ensure the delivery of high quality, safe and inclusive design.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM27 – Employment Land</p> <p>Preferred option but no alternatives considered:</p> <p>Preferred – B1 and B2 uses are preferred but criteria is set out to aid the determination of applications for alternative uses on new and existing employment land</p>	<p>The preferred option would have a positive impact on a number of sustainability objectives. It is recommended, however, that criteria is added to ensure that any infrastructure commensurate with new employment land, or existing employment land, is phased, the design of any additional employment structures is of a high quality, safe and inclusive design, and noise and light pollution is considered. It is also recommended that the reasons for preferring the predominance of B1 and B2 uses are explained further within the supporting text and that the compatibility of alternative uses with existing uses is included within the option.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM28 – Working From Home</p> <p>Preferred option but no alternatives considered:</p> <p>Preferred – Determine applications for B1 business uses operating from dwellings taking into account whether it is ancillary to the residential use and would not become a separate commercial unit, and the impact on residential amenity, visual character of the surrounding residential area, street parking and highways</p>	<p>The preferred option would have a positive impact on a number of sustainability objectives. However, it is recommended that the first point is amended from ‘is ancillary to the residential use’ to ‘remains linked to the residential use’, and it is recommended that this option should not restrict uses within dwellings to B1 as other uses may be compatible with residential uses which do not fall within this class.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>

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Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
<p align="center">Development Management DPD: Discussion and Consultation Document</p>	<p align="center">Development Management DPD: Preferred Policy Options Document</p>
<p>DM29 – Town Centre Shopping Frontages</p> <p>Preferred option and two alternative options considered:</p> <p>Preferred – The town centre primary shopping areas should predominantly have A1 retail use frontages. Assess applications for non-retail uses taking into consideration the impact on the dominance of A1 use businesses, the number of similar non-retail businesses within the locality and the contribution to the retail/non-retail offer</p> <p>Alternative A – Maintain a restrictive approach to non-retail use within town centres as per the 2006 Replacement Local Plan, aiming for no more than 25% of frontage to be occupied by non-retail development within town centres</p> <p>Alternative B – Let the market determine the mix of town centre uses</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than alternative options A and B. However, it is recommended that an explanation of what constitutes a cluster of uses is provided, and additional text on what threshold for retail use should be applied if the Retail and Leisure Study is not up to date should be provided.</p> <p>The preferred option, with the proposed amendments, should therefore be taken forward.</p>
<p>DM30 – Upper Floor Locations in Town Centres</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Determine applications for the use of the upper floors of shops and other commercial premises for residential purposes taking into account whether it would result in a net loss of leisure or commercial uses, whether accommodation would be self-contained and suitably located with separate access from the street, whether it would provide a satisfactory standard of residential convenience and amenity, and whether it is within an Air Quality Management Area (AQMA)</p> <p>Alternative – Permit residential uses above ground floor level notwithstanding the loss of leisure uses</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option. It is recommended, however, that what constitutes a net loss is explained further in the supporting text.</p> <p>The preferred option, with the proposed amendment, should therefore be taken forward.</p>

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Discussion and Consultation Document – Sustainability Appraisal**

Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM31 – Village and Neighbourhood Shops</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Seek to retain retail premises in village and neighbourhood shopping frontage areas outside town centres, but assess ground floor change of use applications to non-retail uses taking into consideration a number of issues such as justification for the loss of the retail unit, and whether the proposed use would serve the day-to-day needs of local residents, or reduce the quality of life of residents living in the immediate vicinity</p> <p>Alternative – Take a more permissive approach to the loss of A1 uses in villages and neighbourhood shopping areas</p>	<p>The preferred option would ensure a greater positive impact on a range of sustainability objectives than the alternative option. It is recommended, however, that on-street parking is included to ensure that this is taken into consideration in the determination of applications for non-retail uses.</p> <p>The preferred option, with the proposed amendment, should therefore be taken forward.</p>
<p>DM32 – Advertisements</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Assess applications for the design and siting of advertisements taking into consideration a range of issues such as impact on visual amenity and illumination</p> <p>Alternative – Do not have regard to the points listed in the preferred option when determining the suitability of advertisements</p>	<p>The preferred option would ensure a greater positive impact on a number of sustainability objectives than the alternative option. It is recommended, however, that the potential for incorrect illumination of advertisements to cause light pollution should be set out within the supporting text, and appropriate guidance on advertisements should be referred to.</p> <p>The preferred option, with the proposed amendment, should therefore be taken forward.</p>

Rochford District Council – Development Management Development Plan Document:
Discussion and Consultation Document – Sustainability Appraisal

Options Considered and Appraised: Published Reports and Public Consultation	Reasoning for Progressing or Rejecting the Option in Plan Making
Development Management DPD: Discussion and Consultation Document	Development Management DPD: Preferred Policy Options Document
<p>DM33 – Advertisements affecting Conservation Areas and Listed Buildings</p> <p>Preferred option and one alternative option considered:</p> <p>Preferred – Assess applications for the siting of advertisements on Listed Buildings and in Conservation Areas taking into account the points set out, such as design, impact on character or structure of Listed Buildings or impact on value of a Conservation Area</p> <p>Alternative – Do not have regard to the impact of advertisements on the character and value of Conservation Areas or Listed Buildings</p>	<p>The preferred option would ensure a greater positive impact on a number of sustainability objectives than the alternative option. No amendments are proposed.</p> <p>The preferred option should therefore be taken forward.</p>

6.3 A more detailed summary of the findings following the appraisal of the options is set out below.

DM1 – Design of New Developments

- 6.4 Through specifying a range of matters which should be taken into consideration in the determination of planning applications, the criteria based approach within the preferred option would have a positive impact on a number of sustainability objectives. This includes the regeneration and enhancement of existing communities, meeting the needs of an aging population, the delivery of high quality, safe and inclusive design, and enabling access to green infrastructure and the wider natural environment. Impact on landscape character would also be considered.
- 6.5 The alternative option, to add to or delete criteria from the preferred option would have a varied impact. Whilst the addition of further criteria may strengthen the objectives of the option, the preferred option is, on the whole, considered to provide a balance between ensuring that development is suitable in the context of its surroundings without being overly onerous or prescriptive in its requirements.
- 6.6 A minor addition to the preferred option is recommended. On the other hand to remove criteria would have a significant negative impact on sustainability objectives through eliminating the key requirements to ensure that developments are well-planned and fit-for-purpose.

Proposed amendments

1. A minor addition to the preferred option to include reference to the retention of trees is recommended to ensure that this is factored into the design of developments and the determination of applications. This would have a greater positive impact on the conservation and enhancement of natural/semi natural habitats and species diversity in particular.
2. A minor amendment to the preferred option should be made to the wording of the text within the preferred option to replace 'in particular, consider' with 'take into account the following' to make it clear that all the points should be considered, as appropriate.
3. The purpose of Concept Statements should be also expanded upon in the preamble.

DM2 – Density of New Developments

- 6.7 A flexible approach to density as set out in the preferred option would have a positive impact on balanced communities through enabling a number of local factors to be taken into consideration. This has the potential to ensure that all sections of the community are catered for in terms of the number and mix of dwellings provided within a development, to ensure that it is appropriate to its location.

- 6.8 Such an approach would also have a positive impact on design, and townscape character and value through being sensitive to the surrounding area. It would also ensure that high density developments are directed towards locations where this is most appropriate, such as town centres, which generally have good accessibility to local services, facilities and sustainable transport modes, and would direct development away from areas of nature conservation importance, and take the pressure off Green Belt and agricultural land for development.
- 6.9 However, undertaking a prescriptive approach, a market driven approach or setting a higher minimum density is likely to have a negative impact on balanced communities through potentially encouraging densities which are inappropriate to the proposed development location and restricting the range of densities or mix of housing types to meet the community's needs. This would also likely have a negative impact on townscape character and value, the delivery of high quality, safe and inclusive design, access to services, facilities and sustainable transport modes, and the protection and enhancement of the natural environment through potentially directing high density development away from town centre locations, and increasing pressure to develop on Green Belt and agricultural land.

Proposed amendments

1. It is recommended that a minor amendment is made to the text within the preferred option to replace 'optimise the capacity of the site' in the first paragraph of the option with 'make efficient use of the site area' to ensure this requirement is clear.
2. It is also suggested that the varying density across the District is illustrated in the accompanying text.

DM3 – Infilling and Residential Intensification

- 6.10 Assessing proposals for infilling, residential intensification and 'backland' development against the criteria specified within the preferred option would generally have a positive impact on balanced and healthy and safe communities through encouraging such development in appropriate locations.
- 6.11 The criteria listed has the potential to help ensure the delivery of high quality, safe and inclusive design, increase the range and affordability of housing for all social groups and promote a mix of housing types and tenures. Permitting such development would likely enhance accessibility through promoting development within the existing residential area where there is good access to services, facilities and sustainable modes of transportation. This preferred option would direct development away from areas of nature conservation importance, and take the pressure off Green Belt and agricultural land for development. It would also likely have a positive impact on landscape and townscape, and land and soil.

- 6.12 Allowing ‘backland’ development in all circumstances, however, would have a negative impact on the regeneration and enhancement of existing rural and urban communities, the delivery of high quality, safe and inclusive design, and the range, mix and affordability of housing delivered. This approach to ‘backland’ development would potentially result in a lack of control over the type and location of such development, which could lead to inappropriate development and overdevelopment in certain locations. Such development could be encouraged in more rural areas, where services, facilities and sustainable modes of transportation are less accessible.
- 6.13 Whilst potentially encouraging the revitalisation of derelict, degraded and underused land, the alternative option has the potential to have a negative impact on natural and semi-natural habitats, townscape character, and the historic environment. Uncontrolled ‘backland’ development may increase the pressure to develop Green Belt and agricultural land through intensifying development on the urban fringe.

Proposed amendments

1. It is advised that the first sentence of the preferred option is reworded to make sure that all of the criteria specified are taken into account, as appropriate.
2. To further promote good design it is recommended that an additional criterion is included in relation to the avoidance of tandem relationships between dwellings.

DM4 – Habitable Floorspace for New Developments

- 6.14 Setting habitable floorspace standards for different types of dwellings would ensure that they are fit-for-purpose with greater flexibility and adaptability for the future. Dwellings would therefore have the potential to be used for both affordable and market housing and would promote a mix of housing types and tenures. Taking into consideration the design and layout of dwellings would also positively contribute to the delivery of high quality, safe and inclusive design.
- 6.15 However, the adaptability and flexibility of the housing stock for the future, particularly the conversion of market housing to affordable housing, would be undermined if habitable floorspace standards are not set. This could also have a negative impact on the mix of dwellings provided and design in terms of ensuring that developments are high quality, safe and inclusive.

Proposed amendments

1. To enhance the outcome of the preferred option, it is recommended that reference to the Lifetime Homes Standard is made to ensure that the need to meet this requirement is also taken into consideration in the design of developments and the determination of applications.
2. The text within the preferred option should be amended to avoid duplication and misinterpretation.

DM5 – Light Pollution

- 6.16 Taking into account the potential for light pollution to be generated within new developments would have a positive impact on the delivery of high quality, safe and inclusive design, light pollution, social inclusion and the quality of the public realm through ensuring that street lighting is appropriate to the locality and the minimum necessary for public safety.

Proposed amendments

1. It is recommended that the preferred option is further expanded upon to include reference to the acceptability of the design/appearance/scale (i.e. the height) of proposed lighting and the impact on the character and appearance of an area to ensure that this is taken into consideration.

DM6 – Telecommunications

- 6.17 Supporting the appropriate development of telecommunications networks would likely have a positive impact on the delivery of such infrastructure to meet ongoing and future needs, and the regeneration and enhancement of existing rural and urban communities through ensuring that they are appropriately implemented and maintained for the benefit of local communities. Setting localised criteria for the delivery of such networks would positively contribute to high quality, safe and inclusive design. Supporting such development also has the potential to have a positive impact on business development. Consideration would be given to the potential impact of telecommunications development on sites of nature conservation importance. This option also includes within it a consideration of the design, height, material and colour of the proposed telecommunications development in order to minimise visual intrusion. This has the potential to have a positive impact on townscape character and value.

Proposed amendments

1. It is recommended that explicit reference is made to the importance of local, national and international sites in the determination of applications both within the preferred option and accompanying text. This has the potential to ensure a greater positive impact on the conservation of natural/semi natural habitats and species diversity.
2. To ensure a greater positive impact on the historic environment, it is recommended that reference is made to the historic environment (such as Conservation Areas and Listed Buildings) being an undesirable location for telecommunications development.
3. It is recommended that 'and should be to the Council's satisfaction' is removed from the preferred option to ensure clarity and avoid misinterpretation.

DM7 – Local List

- 6.18 The preparation of a Local List would ensure that buildings and items of street furniture of particular historic and/or architectural importance to the local area are offered additional protection through the planning system, and that proposals take into consideration the important qualities that make the building or item of street furniture worthy of local listing. This would help to ensure the regeneration and enhancement of existing communities, and would have a positive impact on the delivery of high quality, safe and inclusive design.
- 6.19 The preferred option would have a positive impact on the historic environment as the purpose of the option is to offer additional protection to those buildings or structures on the list. It would aid the preservation and/or enhancement of townscape character and value and local character/vernacular through ensuring that any alterations are sympathetic, and that important features are retained, restored or replaced as appropriate. Stricter controls over redevelopment and extensions to certain buildings could hinder their adaptation to meet residents' needs.
- 6.20 On other hand, a less restrictive approach to the Local List would have a negative impact on the regeneration and enhancement of existing communities, the delivery of high quality, safe and inclusive design, townscape character and value and local character/vernacular, as it may result in significant buildings or street furniture being lost or altered in a way that may be negative to the local character or vernacular. This alternative option would therefore offer less protection for the historic environment.
- 6.21 Conversely, a more restrictive approach may be inappropriate as the buildings and items cannot be offered the same level of protection as those on the national list of Listed Buildings. This alternative option may have a negative impact on design through potentially leading to restrictions on the restoration and replacement of important architectural and character features. Although a more restrictive approach would offer more protection for the historic environment with the potential to preserve local character/vernacular and townscape character and value, such an approach may not permit enhancement. An overly restrictive approach could therefore be detrimental.
- 6.22 Conclusively the preferred option is generally considered to balance the desire to encourage the retention and enhancement of buildings and items of local architectural and/or historic important without being over onerous or prescriptive in its requirements.

Proposed amendments

1. It is recommended that in the first sentence of the preferred option should be amended to make the requirement to take into consideration the existing character of the building more flexible in design terms.
2. An amendment to the second paragraph of the preferred option is recommended to bring it in line with national guidance.

3. It is suggested that the third paragraph is moved from the preferred option to the supporting text.
4. It is also suggested that 'We expect owners' in the fourth paragraph is replaced with 'Owners should' to reflect the lack of statutory protection for buildings and structures on the Local List.

DM8 – Demolition within Conservation Areas

- 6.23 Allowing the demolition of buildings within a Conservation Area may help to regenerate and enhance rural and urban communities as the preferred option would ensure that only buildings that are of no value in architectural or historical terms are lost and any replacement buildings are agreed by the Council prior to demolition. This option also has the potential to ensure the delivery of high quality, safe and inclusive design, contribute towards the needs of an aging population and promote different types, tenures and affordability of dwellings to meet needs, through permitting appropriate development which, if residential, would need to comply with the Lifetime Homes Standard for example.
- 6.24 Permitting the appropriate replacement of buildings within a Conservation Area, where this encompasses a town centre, would promote and enhance existing centres by focusing development in such centres. This option would protect and enhance sites, features and areas of historical, archaeological and cultural value in both rural and urban areas, and would also have a positive impact on townscape character and value, local character/vernacular and the public realm through ensuring the retention of important buildings within a Conservation Area. Allowing the demolition of buildings that are of no architectural or historical interest could also potentially reduce pressure to develop on Green Belt and agricultural land.
- 6.25 However the alternative option, to permit demolition if the replacement is of significant architectural quality, may not ensure the regeneration and enhancement of rural and urban communities as the demolished structure could have a greater positive contribution to the character of an area and the sense of place which would then be lost. This option may, if residential, afford the opportunity to construct replacement buildings that are Lifetime Homes compliant, but in design terms there may be a negative impact on the Conservation Area as although the replacement may be of significant architectural quality compared to the building it replaces, many buildings within Conservation Areas have group value. This could have a negative impact on the public realm, townscape character and value, local character/vernacular and would not protect the historic environment.
- 6.26 On the other hand such an option, like the preferred option, may promote different types, tenures and affordability of dwellings to meet local needs. It may also, where a Conservation Area encompasses a town centre, promote and enhance existing centres by focusing development in such centres, as well as potentially reducing pressure to develop on Green Belt and agricultural land.

Proposed amendments

No suggested amendments.

DM9 – Development on the edge of Conservation Areas

- 6.27 Allowing development on the edge of Conservation Areas may help to regenerate and enhance existing communities, and contribute towards good design particularly given the considerations set out in the preferred option.
- 6.28 Within the preferred option there is potential to increase the type, tenure and affordability of dwellings on the edge of Conservation Areas. Permitting appropriate development on the edge of a Conservation Area, where this encompasses a town centre, would promote and enhance existing centres by focusing development in close proximity to such centres. This option has the potential to have a positive impact on the historic environment, townscape character and value, local character/vernacular and the public realm through controlling the type of development taking place. It would ensure the re-use of previously-developed land and therefore take the pressure off Green Belt and agricultural land.
- 6.29 However, restricting development on the edge of a Conservation Area may hinder the regeneration and enhancement of existing communities, the delivery of high quality, safe and inclusive design, the delivery of dwellings to meet the needs of an aging population, and the type, tenure and affordability of dwellings provided. This approach may not promote and enhance existing centres by directing development away from such centres, but may protect the historic environment, public realm, townscape character and value and local character/vernacular. Restricting development would not ensure the re-use of previously-developed land. It is unlikely that this option would take the pressure off Green Belt and agricultural land.

Proposed amendments

1. It is recommended that the section heading, supporting text and preferred option heading are amended to make it clear what exactly this option relates to – this would ensure clarity and avoid misinterpretation.
2. It is recommended that the second paragraph of the preferred option is amended to make this clearer and to avoid misinterpretation.

DM10 – Existing Businesses in the Green Belt

- 6.30 Permitting the appropriate extension of existing lawfully established businesses in the Green Belt has the potential to have a positive impact on balanced communities through supporting the development of businesses, and local skills and employment opportunities. The criteria included within the preferred option would positively contribute to the delivery of high quality design in the development of extensions, accessibility and ensure that local character/vernacular is protected, and if possible, enhanced. Business development would be supported through encouraging the expansion of businesses and employment generation in the Green Belt, where they are appropriately sited.

- 6.31 This option would seek to avoid negative impacts on the natural environment, including areas of nature conservation importance, landscape character and areas of valuable agricultural land. However, depending on the size of the original building there is potential for the extension of business premises to have a significant impact on landscape character, particularly in more sensitive areas, and the openness, which is a key consideration for the assessment of the acceptability of development in the Green Belt.
- 6.32 Like the preferred option, a less restrictive approach to extensions has the potential to have a positive impact on balanced communities through supporting the development of businesses, and local skills and employment opportunities. This option could still positively contribute to the delivery of high quality design in the development of extensions and promote accessibility; however, depending on the size of the proposed extension, local character/vernacular could be impacted.
- 6.33 Whilst business development would be promoted, a less restrictive approach to extensions, depending on the size of the building in question, may have a negative impact on the natural environment including sites designated for their nature conservation importance and agricultural land. This option would have a significant negative impact on landscape character, particularly in more sensitive areas, and the openness of the Green Belt.
- 6.34 However, a more restrictive approach to extensions would not encourage business development, enhance skills and local employment opportunities, or promote high quality design through restricting the growth potential of appropriately sited, lawfully established businesses in the Green Belt. Local character/vernacular would, however, be preserved. Such an approach would direct business development towards existing urban centres and potentially limit access to employment in more rural areas through restricting local opportunities. This option would nevertheless ensure a greater positive impact on the natural environment, particularly landscape character and the openness of the Green Belt, though restricting development and the expansion of business operations.

Proposed amendments

1. Rather than supporting potentially significant extensions to existing business premises in the Green Belt for all original buildings regardless of their size, it is recommended that the supporting text of the preferred option is amended to remove the 25% allowance and include text on determining such applications on a case by case basis. This would ensure that there is a greater positive impact on landscape character and the openness of the Green Belt through balancing this against the needs of the business in question, the potential size of the building with an extension and PPG2.
2. It is recommended that additional supporting text is added to explain what the 'original building' in the preferred option refers to. This would make this clearer and avoid misinterpretation.
3. It is also suggested that the impact on the historic environment is included within the preferred option.

DM11 – Rural Diversification

- 6.35 Supporting rural diversification, where appropriate, would positively contribute to balanced communities through promoting the regeneration and enhancement of existing communities, potentially enhancing qualifications, skills, and income and quality of life equalities. This option seeks to ensure that existing buildings are utilised rather than encourage the development of new buildings in the Green Belt. It does have the potential to increase business development in more rural areas, and promote access to local employment opportunities.
- 6.36 This option could have a negative impact on noise and light pollution, but criteria within the option and policies elsewhere in the LDF would address these issues. The criteria within this option would seek to ensure a positive impact on the natural environment, and townscape and landscape through taking into consideration the impact on landscape character and agricultural land as well as potentially promoting appropriate development on the urban fringe.
- 6.37 Disregarding the different grades of agricultural land may direct development away from natural/semi natural habitats and areas of species diversity. Potential impact of proposals on sites of nature conservation importance would continue to be taken into consideration. This option may not protect the historic environment (without the recommended addition to the preferred option), and would not ensure that the best and most versatile agricultural land is protected.
- 6.38 Similarly, disregarding the different landscape character areas may not have a negative impact on natural/semi natural habitats, species diversity and sites of nature conservation importance, as the potential impact on the openness of the Green Belt, character of the countryside and nature conservation interests would still be considered. This option may also not protect the historic environment (without the recommended addition to the preferred option), and would not help to conserve the different landscape character areas, and may as a consequent result in a detrimental impact, particularly in more sensitive areas.

Proposed amendments

1. Whilst the preferred option seeks to take into consideration potential impact on the different grades of agricultural land, the term 'agricultural potential' should be amended to 'agricultural value' to make this clearer.
2. It is recommended that 'agricultural buildings' within the supporting text should be amended to 'agricultural and rural buildings' to ensure that this option encompasses a range of agricultural and non-agricultural buildings.
3. Where 'agricultural and farm buildings' is referred to elsewhere in the plan, these should also be amended accordingly to ensure consistency.
4. It is also recommended that the historic environment is included to ensure this is considered in the preferred option.

DM12 – Conversion of Existing Agricultural Buildings in the Green Belt

- 6.39 Allowing the reuse or adaptation of existing agricultural buildings in the Green Belt may positively contribute to the regeneration and enhancement of existing rural communities through potentially supporting additional business uses in rural areas, and the delivery of good design. There may be some impact on noise and light pollution but criteria within the option and policies elsewhere in the LDF would address these issues. This option has the potential to improve business development, local employment opportunities and access to employment, through supporting additional business opportunities. The impact of proposals on nature conservation interests and species diversity would be taken into consideration.
- 6.40 This option may also reduce the amount of derelict, degraded and underused land, and previously developed land. Although landscape character is not set out within this option, existing buildings would already affect the landscape character, and the impact of the proposed use, including in terms of its size would be taken into consideration in the determination of applications. This could ensure a positive impact on landscape character.
- 6.41 Allowing buildings in the Green Belt of the same height or less than existing has the potential to have a negative impact on the regeneration and enhancement of existing rural communities, as restricting the height of the building, in particular, may place restrictions as to the type of alternative use of the building. Similarly this option has the potential to improve business development and access to local employment opportunities but such opportunities may be more limited if there were to be a restriction on the height of converted buildings. Permitting the lowering of heights for agricultural and rural buildings could have a negative impact on the character of the buildings. Like the preferred option, however, this option may also reduce the amount of derelict, degraded and underused land, and previously developed land. The specifications within the preferred option (to ensure that proposals do not exceed the original footprint and the impact on highways is considered), may ensure that landscape and townscape character and value are preserved and/or enhanced. Furthermore restrictions on the height of the buildings within the Green Belt would assist in maintaining the openness of the Green Belt.

Proposed amendments

1. The preferred option does not support the conversion of existing agricultural buildings for residential use, however, this should be further explained and set out in the preferred option to make it clearer and avoid misinterpretation.
2. Whilst the historic environment would be considered, reference should also be made to locally listed buildings in the supporting text to strengthen this.
3. It should be further reinforced in the supporting text that the preferred option complements the potential for rural diversification in the Green Belt, but it does not support the resurrection of redundant agricultural and rural buildings.

4. It is recommended that ‘original building’ referred to in the preferred option should have the same definition as elsewhere in the plan (relating to agricultural or rural buildings) to ensure consistency and avoid misinterpretation.

DM13 – Green Tourism

- 6.42 The promotion of green tourism would positively contribute towards the regeneration and enhancement of existing communities, income and quality-of-life disparities, business development, health and health inequalities and informal recreation through encouraging more recreational and leisure activities and providing more local employment opportunities in rural areas.
- 6.43 It is likely that this option would conserve and enhance natural and semi natural habitats, species diversity and sites of nature conservation interest, although this would need to be well managed with regards to increased visitors and increased usage of footpaths and the wider natural area. Such proposals may positively impact on green infrastructure, the creation of new habitats and landscape and townscape. It could ensure appropriate uses within the urban fringe and the utilisation of derelict, degraded and underused land and previously developed land. The potential impact on landscape character, agricultural land and local character/vernacular would also be taken into consideration.
- 6.44 On the other hand, disregarding the different grades of agricultural land would likely have a negative impact on the regeneration and enhancement of existing communities, the appropriate use of land on the urban fringe and derelict, degraded and underused land, through potentially encouraging the development of the highest quality agricultural land. It could, however, have a positive impact on natural and semi natural habitats, species diversity and areas of nature conservation interest through potentially directing such development away from these areas. This alternative option could ensure a greater impact on soil quality and a loss of the best and most versatile agricultural land.
- 6.45 However, disregarding the different landscape character areas would likely have a negative impact on the regeneration and enhancement of existing communities through not taking into consideration the sensitivity of different areas to change. Although this option could potentially have a detrimental impact on natural and semi natural habitats, species diversity and areas of nature conservation interest through not restricting development on more sensitive landscape character areas, any impact on nature conservation would still be considered. Disregarding landscape character could also have the potential to negatively impact on the historic environment, and may direct development towards more rural areas where landscape character is more sensitive as opposed to the urban fringe. This option may not positively contribute to soil quality or protect valuable agricultural land.

Proposed amendments

1. Reference to the historic environment should be included within the preferred option to ensure that the impact of proposals is fully considered.

2. Whilst the preferred option seeks to take into consideration potential impact on the different grades of agricultural land, the term ‘agricultural potential’ should be amended to ‘agricultural value’ to make this clearer.

DM14 – Equestrian Facilities

- 6.46 The preferred option would support the development of small-scale equestrian facilities which could positively contribute towards the enhancement of rural communities, income and quality-of-life equalities, business development and potentially local employment opportunities. The criteria within the option would promote good design through taking into consideration the form and scale of proposals.
- 6.47 Although such development has the potential to encourage healthy, active lifestyles and promote additional green infrastructure, it may increase noise and light pollution within more rural areas. Noise is a consideration within this option. These types of facilities have the potential to be located in more rural areas which could impact on access; however, this option seeks to encourage such development near existing settlements in sustainable locations. This would encourage appropriate development on the urban fringe, potentially encouraging the utilisation of previously developed land.
- 6.48 This option seeks to take into consideration the potential impact of small-scale proposals on areas of nature conservation interest, which could ensure that natural/semi natural habitats, species diversity and sites designated for their nature conservation interest are conserved. This option does not consider the potential impact of equestrian development on the historic environment or agricultural land, and although landscape character is considered in the supporting text it is not included within the option.
- 6.49 Permitting large-scale equestrian development may have greater positive impact on the enhancement of rural communities, income and quality-of-life equalities, business development and local employment opportunities. Such facilities are also likely to have a greater impact on the surrounding area in terms of scale and form. It is likely there would be more opportunities for recreation and healthy, active lifestyles may be encouraged with the development of larger facilities. Additional green infrastructure may be promoted. Large-scale equestrian development would also have a greater impact through noise and light pollution than smaller scale facilities. These types of facilities have the potential to be located in more rural areas which could impact on access; however, the preferred option as existing seeks to encourage such development near existing settlements in sustainable locations. This would encourage appropriate development on the urban fringe, potentially encouraging the utilisation of previously developed land.
- 6.50 Larger scale proposals would likely have a greater impact on natural/semi natural habitats, species diversity and nature conservation interests than small-scale proposals. However, the potential impact on areas of nature conservation interest would be taken into consideration. They would also likely have a greater impact on the historic environment, soil quality, landscape character and the Green Belt due to the potential scale of such facilities.

Proposed amendments

1. Noise is a consideration within the preferred option; however, this option could be further strengthened through including specific reference to light.
2. It is recommended that the second criterion should be amended as other potentially more rural areas may be suitable for such development.
3. It is recommended that reference to the historic environment, landscape character areas and agricultural land is included within the preferred option.

DM15 – Playing Pitches and Other Leisure and Recreational Activities

- 6.51 Supporting the appropriate development of playing pitches and other leisure and recreational facilities would have a positive impact on the provision of public open space and balanced communities through ensuring the provision of community facilities to meet needs, where appropriate. This option would ensure that facilities are appropriate to their location for example in terms of design, and would positively impact on health, health inequalities, informal recreation and healthy, active lifestyles. It could also have a positive impact on the local economy. Leisure facilities should be located in areas where there is currently a deficit; which could have an impact on accessibility, however, this option seeks to ensure that such facilities are accessible by a range of alternative transport methods and are located on the edge of settlements. Such development could impact on soil quality.
- 6.52 Proposals for the provision of such facilities would need to consider potential impact on nature conservation interests which could ensure that natural/semi natural habitats, species diversity and sites designated for their nature conservation interest are conserved. It also considers the potential impact on landscape character areas. This option seeks to take into consideration the potential impact of a proposal on visual amenity which may ensure that townscape character and value, and local character/vernacular is preserved and/or enhanced, where possible. There is potential for such development to impact on air quality, however, this option seeks to ensure that such facilities are located in sustainable areas on the edge of settlements (where possible) which are accessible by a range of transport methods to ensure that the reliance on transport is not focused heavily on the private car.
- 6.53 The alternative option could ensure a positive impact on balanced communities through enabling the provision of larger scale ancillary facilities to meet the needs of the proposed activity. It could have a positive impact on health, health inequalities, informal recreation and healthy, active lifestyles. Leisure facilities should be located in areas where there is currently a deficit; which could have an impact on accessibility, however, the preferred option seeks to ensure that such facilities are accessible by a range of alternative transport methods and are located on the edge of settlements. Proposals for the provision of such facilities would need to consider potential impact on nature conservation interests as set out in the preferred option which could ensure that natural/semi natural habitats, species diversity and sites designated for their nature conservation interest are conserved.

- 6.54 Permitting large-scale ancillary facilities for playing pitches and other leisure and recreational activities would likely have a greater impact on the historic environment, the urban fringe, townscape character and value, and local character/vernacular, and may detract from the natural character of the area. It would also likely have a greater impact on the different landscape character areas, and in particular the openness of the Green Belt and character of the countryside.

Proposed amendments

1. It is recommended that the impact on the historic environment and agricultural land is also included within the preferred option.

DM16 – Extensions to Dwellings in the Green Belt

- 6.55 The option to permit extensions of up to 25% increase in floorspace of the original dwelling would have a positive impact on delivery of high quality, safe and inclusive design.
- 6.56 Limiting extensions to dwellings in the Green Belt to a specific floor area has the potential to restrict the delivery of high quality, safe and inclusive design through restricting the flexibility of the increased space through extension. This option would likely help preserve townscape character and value, as proposals could impact on the urban fringe, and local character/vernacular.
- 6.57 Permitting extensions in accordance with the floor area allowed under permitted development rights would enable flexibility to ensure that high quality design is delivered, however, this would need to be weighed against the detrimental impact on the openness of the Green Belt. It is likely that this option would not help preserve townscape character and value or local character/vernacular, due to the potential size of such extensions.

Proposed amendments

1. It is recommended that the second criterion of the preferred option is amended to include reference to the scale, mass and orientation, as any extension to an existing dwelling would impact on openness. This would also help to ensure the preservation and/or enhancement of townscape character, as proposals could impact on the urban fringe, and the value and local character/vernacular.
2. The last sentence of the preferred option should be amended to generic wording about permitted development rights, and this should be amended elsewhere in the plan to ensure consistency.
3. The supporting text to of the preferred option should also state whether the floorspace refers to internal or external floorspace to make this clear.

DM17 – Agricultural, Forestry and Other Occupational Dwellings

- 6.58 Implementation of the preferred option would positively contribute to balanced communities through ensuring the appropriate provision of accommodation for agricultural and forestry workers. This option generally seeks to consider the need for, and size of, the proposed agricultural, forestry and other occupational dwellings, which could ensure a positive impact on local character/vernacular. Providing specific accommodation for such workers would have a positive impact on the range, affordability, type and tenure of the District's housing stock, and has the potential to improve business development and local employment opportunities through enabling workers in a particular sector who need to reside "on-site" to do so.
- 6.59 There is potential for the development of permanent dwellings in the Green Belt and wider countryside for agricultural and forestry workers to impact on landscape character depending on the location of the proposed development and the sensitivity of the landscape. Such development, which could be located in more rural areas, may impact on the openness of the Green Belt and character of the countryside. This option has the potential to ensure the re-use of previously developed land, but may also impact on soil quality and agricultural land depending on the proposed location.

Proposed amendments

No suggested amendments.

DM18 – Temporary Agricultural Dwellings

- 6.60 Permitting the stationing of mobile homes may positively impact on the regeneration and enhancement of existing rural and urban communities, ensure equal opportunities and that all sections of the community are catered through providing accommodation which has the potential to impact on the availability of local employment opportunities. Providing specific accommodation for agricultural workers would have a positive impact on the range, affordability, type and tenure of the District's housing stock, and has the potential to improve business development and local employment opportunities.
- 6.61 There is potential for the siting of temporary accommodation for agricultural workers in the Green Belt and wider countryside to impact on landscape character depending on the location of the proposed development and the sensitivity of the landscape. Such development, which could be located in more rural areas, may impact on the openness of the Green Belt and character of the countryside. This option has the potential to ensure the re-use of previously developed land, but may also impact on soil quality and agricultural land depending on the proposed location.

Proposed amendments

No suggested amendments.

DM19 – Basements in the Green Belt

- 6.62 The preferred option seeks to ensure that the proposal does not exceed the footprint of the dwelling, or give rise to the formation of a self-contained unit which could have a positive impact on design. However, by not including the floorspace of basements within the Green Belt allowance, there is potential for additional development to take place above ground – up to 25% increase in floorspace of the original building. This would therefore have a negative impact on landscape character, particularly in more sensitive areas, the openness of the Green Belt and character of the countryside. This option would support the development of basements up to the size of the existing footprint of the original dwelling.
- 6.63 However, through not including such development within the 25% increase in floorspace for dwellings within the Green Belt, this option could encourage above ground extensions (on greenfield land) in addition to potentially large below ground extensions. This would have a greater negative impact on the openness of the Green Belt and character of the countryside than the alternative option to include basement extensions within the Green Belt extension allowance. Local character/vernacular may not be preserved as above ground extensions could be permitted in addition to below ground extensions, but it may be enhanced, depending on the design of the proposal.
- 6.64 On the other hand, including basements within the Green Belt extension allowance could potentially ensure the re-use of previously-developed land in preference to greenfield land through restricting above ground extensions within garden areas (i.e. greenfield land). This option would also have a positive impact on the openness of the Green Belt and character of the countryside than the preferred option. This option would preserve local character/vernacular through restricting above ground extensions; however, the opportunity to enhance local character/vernacular in certain cases would be lost. This option would restrict further development above ground which would have a greater positive impact on landscape character, particularly in more sensitive areas, the openness of the Green Belt and character of the countryside than the preferred option.
- 6.65 The alternative option to refuse all applications for basements would be a missed opportunity to ensure that extensions to dwellings in the Green Belt have less of an impact on the openness of the Green Belt and character of the countryside. It would encourage the extension of dwellings above ground which would likely entail development of garden areas (i.e. greenfield land) which would have a negative impact on the openness of the Green Belt and character of the countryside. This option has the potential to have an impact on local character/vernacular through encouraging the development of above ground extensions. This does, however, afford the opportunity of enhancing local character/vernacular in certain cases.

Proposed amendments

1. It is recommended that 'original' is included within the first point of the preferred option to ensure this is clear.

2. The last sentence within the preferred option should be amended to generic wording about permitted development rights, and this should be amended elsewhere in the plan to ensure consistency.
3. It is recommended that the supporting text to the preferred option is amended to include basement extensions within the 25% increase in floorspace allowance for dwellings in the Green Belt.

DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt

- 6.66 Allowing the replacement or rebuild of existing dwellings in the Green Belt would positively contribute to balanced communities through allowing buildings to be modernised, made more sustainable, and built to certain design standards such as Lifetime Homes. Permitting such development would have a positive impact on the District's housing stock potentially in terms of the range, type, tenure and affordability. It has the potential to reduce the number of unfit homes; however, this option does not support the redevelopment of derelict or abandoned dwellings.
- 6.67 This option does not consider the impact of proposals for the replacement or rebuild of existing dwelling in the Green Belt on the historic environment. Some rural buildings may have Listed Building status or be included on the Local List. This is, however, covered elsewhere in the LDF. It would take into consideration the overall visual mass of the building (including any proposed extension) which could ensure that the impact on landscape character is considered. There is potential for this option to have a positive impact on local character/vernacular through improving visual amenity and adopting good design. This option also has the potential to have a negative impact on local character/vernacular through affecting character and the sense of place.
- 6.68 Conversely not allowing the replacement of existing dwellings in the Green Belt could have a negative impact on the regeneration and enhancement of existing communities and would not help to meet the needs of an ageing population in terms of the quality of rural housing stock. This option could impact on the District's housing stock potentially in terms of the range, type, tenure and affordability of dwellings provided, and would not help to reduce the number of unfit homes. Not allowing the replacement of existing dwellings in the Green Belt would also preserve local character/vernacular, as the extent of alterations would be limited.

Proposed amendments

1. It is recommended, however, that 'to the Council's satisfaction' is removed from this option to ensure clarity and avoid misinterpretation
2. The last sentence should be amended to generic wording about permitted development rights, and this should be amended elsewhere in the plan to ensure consistency.

DM21 – Extension of Domestic Gardens in the Green Belt

6.69 Proposals for the extension of domestic gardens in the Green Belt would take into consideration the potential impact on sites of nature conservation importance, which could have a positive impact on natural/semi natural habitats, species diversity and nature conservation. Potential impact on the different grades of agricultural land would also be taken into consideration. This option does not, however, consider the potential impact on sites, features or areas of historical, archaeological and cultural value. This option could impact on the urban fringe and the amount of derelict, degraded and underused land. Although this option does not expressly refer to landscape character areas, there are criteria within it which has the potential to ensure that landscape character is conserved.

Proposed amendments

1. It is recommended that the historic environment is referred to in the preferred option.
2. It is recommended that reference to the appropriateness of the boundary treatment proposed for the extended garden area is included within the preferred option to ensure that this is considered and to minimise the impact of the proposed extension.
3. Reference to potential encroachment onto other areas of open space should also be included to ensure this is considered.
4. It is recommended that reference to the size of the proposed extension is included within the preferred option to ensure that this is considered and to minimise the impact of the proposed extension.
5. It is recommended that another sentence is included within the preferred option in relation to permitted development rights to limit the amount of additional development of buildings and other structures within the garden area.

DM22 – Conservation Areas and the Green Belt

6.70 Allowing for appropriate redevelopment in Conservation Areas situated in the Green Belt would ensure a positive impact on balanced communities through supporting the changing needs of the local area and potentially permitting alternative employment uses. High quality, safe and inclusive design would be delivered through Conservation Area Appraisals and Management Plans, and design requirements covered elsewhere in the LDF. This option could reduce the number of unfit dwellings as these can then be redeveloped to meet current standards. The District's Conservation Areas are primarily located within town and village centres, and permitting appropriate replacement of buildings has the potential to promote and enhance existing centres, for example the village of Battlesbridge. Allowing a change of use to an alternative more appropriate use could also have a positive impact on business development and local employment opportunities. This option, through considering the potential impact on the character and appearance of the Conservation Area, has the potential to have a positive impact on the historic environment, the quality of the public realm, townscape character and value and local character/vernacular.

- 6.71 Restricting development to a "one to one" basis could have a negative impact on balanced communities through not permitting alternative uses and restricting new businesses to operate as existing business types. As with the preferred option, the delivery of high quality, safe and inclusive design could be ensured. The preferred option is, however, considered to provide a balance between enabling some redevelopment within Conservation Areas situated in the Green Belt without being overly onerous or prescriptive in its requirements. This option could also reduce the number of unfit homes and enable the development of dwellings to the Lifetime Homes Standard. Enhancement of existing centres, business development and local employment opportunities may be negatively impacted by this option through restricting development opportunities. However, this option could have a positive impact on the historic environment, the quality of the public realm, townscape character and value and local character/vernacular.
- 6.72 Allowing no redevelopment within Conservation Areas situated in the Green Belt could have a negative impact on balanced communities through potentially limiting opportunities for business development. This option may impede the delivery of good design by restricting potential opportunities to improve the character and appearance of the Conservation Area in terms of the quality of the built environment. It is unlikely that the number of unfit homes would be reduced and it would not enable the development of dwellings built to the Lifetime Homes Standard. Enhancement of existing centres, business development and local employment opportunities may be negatively impacted by this option through restricting development opportunities. This option could have a negative impact in terms of enhancement opportunities on the historic environment, the quality of the public realm, townscape character and value and local character/vernacular.

Proposed amendments

No suggested amendments.

DM23 – Houseboats

- 6.73 Allowing the permanent mooring of houseboats would have a positive impact on social inclusion, and help to ensure equal opportunities and that all sections of the community are catered for through increasing the range of housing type, where appropriate. It is unlikely that there would be sustainable access to key services through the provision of permanent moorings of houseboats as potentially the moorings could be located away from the main settlements, and as such the associated services. Existing centres may also not have facilities to support permanent houseboat moorings.
- 6.74 Criteria within this option would ensure that the natural and semi natural habitats, including the estuaries and salt marshes, species diversity, and sites designated for their nature conservation interest are not adversely impacted by such development. It also seeks to take into consideration the potential impact of such development on Conservation Areas. Permitting permanent moorings in appropriate locations has the potential to conserve landscape character.

- 6.75 The alternative option to not allow for the permanent or temporary mooring of houseboats may not encourage equal opportunities and ensure that all sections of the community are catered for, and would not increase the range of housing as those residents living in houseboats would be unable to live permanently in the District. This option would also not increase the mix of housing types. It does, however, have the potential to ensure the protection of the historic environment and conservation of landscape character.

Proposed amendments

1. The preferred option could be further strengthened by the inclusion of reference to potential impact on the wider historic environment.

DM24 – Other Important Landscape Features

- 6.76 Some of the landscape features listed within the preferred option could positively contribute towards the creation and retention of green networks such as wildlife corridors, and it has the potential to promote good design where appropriate. The implementation of this option, and the conservation of natural and semi natural habitats, would help to ensure that species diversity is conserved. There is potential that sites designated for their nature conservation interest would be maintained and enhanced, and sites, features and areas of historical, archaeological and cultural value would be protected and enhanced through the implementation of this option. This option also has the potential to preserve townscape character and value, landscape character and local character/vernacular through the retention of important landscape features. It may also enhance the range and quality of the public realm and open spaces.
- 6.77 On the other hand, alternative criteria, in addition to those already included within the preferred option, has the potential to negatively impact on the range and affordability of housing delivered and business development, as it may restrict such development within the District.

Proposed amendments

1. There is an opportunity to strengthen the preferred option through the inclusion of additional criteria to encourage the creation of new habitats with new development.

DM25 – Parking Standards

- 6.78 Failing to have countywide parking standards gives rise to the potential for development with inappropriate and inconsistent parking standards to occur, which may deter development from certain areas, and thus undermine regeneration and enhancement. The "Parking Standards: Design and Good Practice 2009" document (it is noted that this document has now been adopted as a Supplementary Planning Document) would ensure the delivery of high quality, safe and inclusive design, and would ensure parking standards within development meet the Lifetime Homes Standard through specifications within the plan.

- 6.79 Through implementing minimum parking standards at trip origins and maximum parking standards at trip destinations it is likely that other forms of transport may be considered as an alternative to the private car. Maximum parking standards at trip destinations may reduce the opportunity to travel, and may result in improved air quality. Alone, this option would not increase the availability of sustainable transport modes, but it would help ensure such modes are likely to be more viable in the future. Requiring businesses to adhere to parking standards introduces a requirement which has the potential to discourage the provision of new business development. However, this is outweighed by the longer term benefits to business development from ensuring consistent and appropriate parking provision is made.
- 6.80 Not having regard to countywide parking standards may result in inappropriate parking commensurate with development in rural and urban communities and thus would not ensure the regeneration and enhancement of the areas, and may result in inappropriate parking spaces that do not meet the needs of the residents, and that do not cater for all sections of the community. This option may also result in sub-standard design being delivered that is not inclusive to all, as there will be no parking standards set, and this has the potential to result in development which does not meet resident's needs in terms of sheltered or lifetime homes.
- 6.81 Green infrastructure and networks may not be promoted and/or enhanced as there would be no set parking standards at trip origins or destinations to try to minimise car usage. This alternative option would allow business development greater flexibility, which may encourage new business development. However, this would be undermined in the longer-term by the lack of appropriate parking and a consistent approach. It is likely that the use of alternative modes of transportation to the private car will not be promoted and/or enhanced, and the need to travel will not be reduced, as there will be no set parking standards at trip origins or destinations to try to minimise car usage. It is unlikely that air quality will be improved as a result of reduced emissions.

Proposed amendments

No suggested amendments.

DM26 – Traffic Management

- 6.82 The implementation of this option would help to ensure that infrastructure is phased, the community has facilities that meet ongoing and future needs, the reduction of income and quality of life issues and that all sections of the community are catered for through appropriate traffic management. This option would help to ensure the regeneration and enhancement of existing communities through the protection of the existing characteristics (both the urban form and environmental aspects) through the conditions noted within the option.
- 6.83 This option would result in greater use of healthy forms of transport, and less use of forms of transport which have the potential to have a detrimental impact on health, in terms of issues pertaining to air quality. It would also encourage healthy and active lifestyles, contribute to social inclusion, potentially improve accessibility for all sections of the community, encourage people to use alternative modes of transportation and

potentially reduce the need to travel. This option could ensure that the public realm is enhanced, emissions and energy consumption are reduced, potentially improve air quality and direct transport movements away from Air Quality Management Areas (AQMAs).

- 6.84 The implementation of this option would help to ensure that green infrastructure, including non-vehicular infrastructure routes and links, will be promoted, through the conditions imposed within it. The availability of sustainable transport modes would be increased through the implementation of this option, as a key factor within it is the facilitation of appropriate uses of different types of road and environment. Traffic management has the potential to reduce noise and light pollution. This option does not consider the impact on the natural or historic environment.

Proposed amendments

1. There is an opportunity to strengthen the preferred option through the addition of conditions to ensure the protection and enhancement of the environment.
2. It is recommended that reference is made to the natural and historic environment within the preferred option to ensure that these are taken into consideration.
3. It is also recommended that additional criteria is inserted to ensure the delivery of high quality, safe and inclusive design through making reference to the Highways Agency guidance 'Design Manual for Roads and Bridges' and to Transport Impact Assessments and associated guidance.

DM27 – Employment Land

- 6.85 Through facilitating new employment land, and changes to existing employment land, there is the opportunity to enhance and regenerate existing communities. The preferred option would ensure a flexible approach to the provision of employment uses, helping to meet the employment needs of all sections of the community, and could enhance the qualifications and skills of the local community, and reduce income disparities. This could have a positive impact on social inclusion. It would ensure that the impact on town centres is considered, support a range of employment uses (as appropriate), improve business development, promote local employment opportunities, and aid the realisation of London Southend Airport's economic potential.
- 6.86 This option favours the development of B1 and B2 business uses but supports alternative uses in appropriate circumstances. It requires wider sustainability issues to be taken into account, which could include sustainable transport issues. Whilst this option could be strengthened through the inclusion of criteria for siting new employment land and include environmental design criteria, these are covered elsewhere in the LDF.

Proposed amendments

1. It is recommended that criteria is added to the preferred option to ensure that any infrastructure commensurate with new employment land, or existing employment land, is phased to meet ongoing and future community needs, the design of any additional employment structures is of a high quality, safe and inclusive design, and noise and light pollution is considered.
2. It is recommended that the reasons for preferring the predominance of B1 and B2 uses are explained further within the supporting text.
3. It is also recommended that the compatibility of alternative uses with existing uses is included within this option.

DM28 – Working from Home

- 6.87 Allowing the proposals for B1 business uses operating from dwellings may help to ensure the regeneration and enhancement of existing communities through encouraging business in the area, reducing the need to travel, and therefore helping to reduce the spending leakage from the District. Taking a positive approach to the provision of employment at home would help to support local employment opportunities, improve business development, reduce income and quality of life disparities, enhance the skills and qualifications of the local community, ensure equal opportunities and that all sections of the community are catered for, as it will allow people who cannot travel far, or those that are otherwise not working, the opportunity to work from their own home.
- 6.88 This option, however, has the potential to draw employment generating uses away from existing centres, but the scale of such impact is likely to be nominal. Local employment opportunities would reduce the need to commute which may actively encourage people to use alternative methods of transportation to the private car. This option seeks to ensure that the potential impact of proposals on the visual character of the surrounding residential area is taken into consideration, which could ensure that townscape character and value and local character/vernacular are preserved. The implementation of this option may help to reduce emissions (through reduced car travel) as there would be less need for commuting and therefore less need to use the private car.

Proposed amendments

1. It is recommended that the first point within this option is amended from 'is ancillary to the residential use' to 'remains linked to the residential use' to make this clearer.
2. It is recommended that this option should not restrict uses within dwellings to B1 as other uses may be compatible with residential uses which do not fall within this class.

DM29 – Town Centre Shopping Frontages

- 6.89 Allowing for the change of use of shopping frontages for non-retail purposes would have a positive impact on balanced communities through focusing development, ensuring the appropriate mix of retail and non retail uses within town centres and promoting accessibility. This option would promote the delivery of high quality, safe and inclusive design, promote and enhance existing centres and ensure business development.
- 6.90 This option would help to enhance consumer choice through the provision of an increased range of services within the primary shopping areas of the District, promote mixed use development and a wide variety of, and increase, local employment opportunities within urban centres. Concentrating retail uses and appropriate non-retail uses within the town centre would have a positive impact on the viability of public transport, ensuring access to services and facilities, focusing uses within a single location and reducing the number of trips generated. This option would concentrate trip destinations within one location, which in terms of local air quality, may lead to some negative effects in very localised areas.
- 6.91 Whilst there may be an opportunity to strengthen this option in terms of the historic environment, landscape character, townscape character and value and local character/vernacular, these are covered elsewhere in the LDF. This option would ensure that the range and quality of the public realm and open spaces are enhanced, the re-use of previously developed land and urban areas, the protection of the best and most versatile agricultural land, and potentially direct additional movements towards AQMAs, where AQMAs are in town centres. Failure to accommodate retail uses within town centres could lead to them directed to less appropriate locations, including the urban fringe. Sustainable design principles will also be encouraged.
- 6.92 Restricting non-retail uses within the town centres in the alternative option will not help to ensure their vibrancy as there will be little or no opportunity to diversify, which may lead to fewer facilities within the town centre, forcing other services to locate to potentially less accessible locations, increasing inequalities and potentially reducing opportunities for passive surveillance in town centres. This option would have a negative impact on the promotion and enhancement of existing centres, business development, consumer choice, mixed use development, and the variety of local employment opportunities. Such an approach may lead to pressure for the development of retail, services, and facilities to be dispersed over a wider area. This could lead to a greater need to travel, a greater impact on air quality and potentially greater pressure on the urban fringe. This option may ensure that the range and quality of the public realm and open spaces are enhanced and may ensure the re-use of previously developed land and urban areas. It may direct movements away from town centre AQMAs, but may lead to greater impact on AQMAs through additional traffic, depending on the location of dispersed development. Sustainable design principles may not be encouraged.
- 6.93 Conversely, although allowing the market to define the mix of town centre uses may promote existing centres through allowing businesses to locate there, it will not help to aid the regeneration and enhancement of town centres as a combination of uses that

is not coordinated will effectively undermine the vitality and vibrancy of the centres. This option may lead to facilities, services and retail being located in locations less accessible for an ageing population, and in locations only accessible by car. It may increase pressure on the urban fringe. By dispersing such development over a wider area, this could lead to a greater need to travel, undermine accessibility and ensure a greater impact on air quality. It would, however, help to improve business development, enhance consumer choice, promote mixed use development within town centres, and promote a wide variety of, and increase, local employment opportunities. This option may ensure that the range and quality of the public realm and open spaces are enhanced and may ensure the re-use of previously developed land and urban areas. It may direct movements away from town centre AQMAs, but may lead to greater impact on AQMAs through additional traffic, depending on the location of dispersed development. Sustainable design principles will also be encouraged, although this potentially uncoordinated approach may not ensure it is provided as a matter of course.

Proposed amendments

1. It is recommended that an explanation of what constitutes a cluster of uses is provided to ensure clarity and avoid misinterpretation.
2. Additional text on what threshold for retail use should be applied if the Retail and Leisure Study is not up to date should be provided.

DM30 – Upper Floor Locations in Town Centres

- 6.94 Allowing for the upper floors of shops and other commercial buildings to be used for residential purposes will help to ensure the regeneration and enhancement of existing communities through the increased footfall and natural surveillance offered by residential dwellings. This option would have a positive impact on housing in terms of potentially increasing the range and affordability of housing for all social groups, promoting a mix of housing types and tenures, promoting high quality design, and ensuring sustainable access to key services. Compliance with the Lifetime Homes Standard may be more challenging however. There would be no loss of commercial uses or businesses from the town centre through the implementation of this option. Increased footfall into the area will improve business development in these areas.
- 6.95 It is unlikely that this option would enhance consumer choice. Nevertheless it would promote mixed use and high density development in appropriate locations, encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations, enhance accessibility, particularly for those without access to a private car and ensure the retention of space available for leisure uses, which could potentially include cultural activities. Whilst there may be an opportunity to strengthen this option in terms of the historic environment, townscape character and value and local character/vernacular, these are covered elsewhere in the LDF. It would ensure the re-use of previously developed land and urban areas.

- 6.96 On the other hand, allowing for the upper floors of shops and commercial premises to be converted into residential dwellings notwithstanding the loss of leisure uses will not help to ensure the regeneration and enhancement of existing communities as an appropriate mix of uses to maintain and enhance the vibrancy and vitality of town centres is required. This option would have a positive impact on housing in terms of potentially increasing the range and affordability of housing for all social groups, promoting a mix of housing types and tenures, promoting high quality design, and ensuring sustainable access to key services. Compliance with the Lifetime Homes Standard may be more challenging however. Development will be focused in existing centres thus helping to promote and enhance these centres.
- 6.97 However, there is the potential for loss of business through the implementation of this option which will not aid business development, nor promote an appropriate mix of uses within the town centres. This option would have a negative impact on consumer choice and a mix of uses as leisure uses could be lost. Whilst it would encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations, encourage higher density developments in appropriate locations and enhance accessibility, particularly for those without access to a private car, there may be a loss of local employment opportunities. This option ensures the re-use of previously developed land and urban areas but may not ensure a mix of uses within the town centres.

Proposed amendments

1. In the supporting text it is recommended that what constitutes a net loss is explained further.

DM31 – Village and Neighbourhood Shops

- 6.98 The criteria-based approach within the preferred option would have a positive impact on balanced communities through supporting the provision and continued retention of local retail facilities that serve the local community in more rural areas, particularly the needs of an ageing population. Retention of retail facilities may help prevent an increase in the rural-urban divide in the District. There is some potential, however, for the option to prevent conversion of rural retail uses to other uses which have the potential to further enhance the rural economy. This option would ensure that high quality, safe and inclusive design is delivered.
- 6.99 The implementation of this option will result in a much needed retail unit remaining in a rural area, thus promoting and enhancing the existing area. The option is unlikely to promote business development due to the nature of the rural areas. However the option does seek to protect businesses that are already in existence and ensure a range of retail within rural areas. This option made be strengthened by adding in criteria to ensure that the townscape character and value and local character/vernacular are preserved and/or enhanced. However, this issue is addressed elsewhere in the LDF.
- 6.100 However, taking a more permissive approach to the loss of A1 uses in rural areas as advocated by the alternative option would result in a loss of services in rural areas, and therefore fewer community facilities to meet ongoing and future needs. This

option would not ensure the regeneration and enhancement of existing communities, and it would have a negative impact on access to retail facilities for some sections of the community in rural areas, particularly the ageing population, and may increase the rural-urban divide in the District. The criteria within the preferred option would ensure that high quality, safe and inclusive design is delivered. This option, however, would potentially have a negative impact on the promotion and enhancement of existing centres, business development, and local consumer choice.

Proposed amendments

1. It is recommended that on-street parking is included to ensure that this is taken into consideration in the determination of applications for non-retail uses.

DM32 – Advertisements

- 6.101 Whilst there is a risk that advertisements can create light pollution, assessing applications for the design and siting of advertisements according to the criteria listed within the preferred option would ensure that this will not be the case. Placing advertising signs in appropriate locations may help to improve business development through advertising the different services on offer in an area, and the criteria in the option would also ensure that the range and quality of the public realm and open spaces are not worsened by the construction of advertising signs. It would ensure that the townscape character and value are preserved and that local advertisements respect local character and vernacular.
- 6.102 Conversely not having regard to the lighting of advertisements may result in an increase in light pollution. Placing advertising signs may help to improve business development through advertising the different services on offer in an area. However if the location of the sign is inappropriate, or the sign itself is inappropriate it may eventually hinder business development. The quality and range of the public realm and open spaces would also not be enhanced without specific criteria to control the siting, size, lighting etc. of advertisements. Without the criteria listed in the preferred option, townscape character may not be preserved and it may lead to advertisements which are of detriment to the local character/vernacular.

Proposed amendments

1. The potential for incorrect illumination of advertisements to cause light pollution should be set out within the supporting text to the preferred option.
2. Appropriate guidance on advertisements should also be referred to.

DM33 – Advertisements affecting Conservation Areas and Listed Buildings

- 6.103 There is a risk that advertisements can create light pollution; however the preferred option has criteria within it to ensure that this will not be the case. Placing advertising signs in appropriate locations may help to improve business development through advertising the different services on offer in an area, and the criteria in the option would ensure that the range and quality of the public realm and open spaces are not worsened by the construction of advertising signs. It would ensure that the townscape character and value are preserved and that local advertisements respect local character and vernacular.

6.104 With reference to the alternative option, not having regard to the lighting of advertisements, however, may result in an increase in light pollution. Placing advertising signs across the District may help to improve business development through advertising the different services on offer in an area. However if the location of the sign is inappropriate, or the sign itself is inappropriate it may eventually hinder business development. The quality and range of the public realm and open spaces will not be enhanced without specific criteria to control the siting, size, lighting etc. of advertisements. The alternative option may not preserve townscape character and could potentially lead to advertisements which are of detriment to the local character/vernacular in areas where the local character strongly merits preservation and enhancement.

Proposed amendments

No suggested amendments.

Appendix 1 – Housing Character of Place and Residential Amenity

	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The specification that the design of new developments should take into consideration the relationship to nearby and existing dwellings, and their scale and form would ensure that existing communities are enhanced. It may, however, be advisable to include additional explanatory text on the purpose of Concept Statements within the text preceding the options. This would ensure that they are taken into account in the appropriate circumstances, both by those proposing developments and those determining applications.	The criteria listed within the preferred option would have a positive impact on the regeneration and enhancement of existing communities. It is considered to provide a balance between ensuring that development is suitable in the context of its surroundings without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Rewording the second paragraph may ensure a greater positive impact on equal opportunities through making sure that all of the criteria specified are taken into account in the determination of planning applications, as appropriate. It is therefore recommended that 'in particular, consider' is replaced with 'take into account the following'.	If the requirement to consider the relationship of proposed development to nearby and existing dwellings were removed this would have a negative impact on the regeneration and enhancement of existing communities.
				No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
		Will it meet the needs of an ageing population?	The specification that the design of new developments should take accessibility into account would help to ensure that developments will meet the needs of an ageing population.	<p>The criteria listed within the preferred option would have a positive impact on meeting the needs of an aging population. It is considered to provide a balance between ensuring that development is appropriately accessible without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.</p> <p>If the requirement to consider the accessibility in the design and layout of proposed development were removed this would have a negative impact on the meeting the needs of an aging population.</p>
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option would facilitate the delivery of high quality, safe and inclusive design by ensuring that a number of important factors are considered within the design of new developments such as accessibility, density, and scale and form.	The criteria listed within the preferred option would have a positive impact on the delivery of high quality, safe and inclusive design. It is considered to provide a balance between ensuring that development is suitable in terms of designing healthy and safe communities without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
		Preferred Option	Alternative Options
			Removing any of the criteria which would ensure the delivery of high quality, safe and inclusive design would have a negative impact on the creation of healthy and safe communities.
	Will it improve health and reduce health inequalities?	The requirement to consider local open space needs such as play space and allotments has the potential to have a positive impact on health and reduce health inequalities.	<p>The criterion listed within the preferred option has the potential to have a positive impact on health and health equality. It is considered to provide a balance between ensuring that development is suitable in terms of designing in local open space without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.</p> <p>If the requirement to consider local open space needs in the design and layout of proposed development were removed this has the potential to have a negative impact on health and health equality.</p>
	Will it promote informal recreation and encourage healthy, active lifestyles?	This option has the potential to encourage informal recreation and encourage healthy, active lifestyles through the inclusion of the requirement to consider local open space needs when designing new developments.	<p>The criterion listed within the preferred option has the potential to promote informal recreation and encourage healthy, active lifestyles. It is considered to provide a balance between ensuring that development is suitable in terms of designing in local open space without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.</p> <p>If the requirement to consider local open space needs in the design and layout of proposed development were removed this has the potential to have a negative impact on the promotion of informal recreation and encouragement of healthy, active lifestyles.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This option has the potential to encourage green infrastructure through ensuring that local open space requirements, boundary treatment and landscaping are taken into consideration when designing new developments.	<p>The criteria listed within the preferred option have the potential to promote and enhance green infrastructure. It is considered to provide a balance between ensuring that development is suitable in terms of designing in local open space, landscaping and boundary treatment without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.</p> <p>If the requirement to consider local open space needs, landscaping and boundary treatment in the design and layout of proposed development were removed this has the potential to have a negative impact on the promotion and enhancement of green infrastructure.</p>
		Will it minimise noise pollution?	No impact. This option is concerned with the design of new development rather than the potential use.	No impact. Noise is covered elsewhere in the LDF.
		Will it minimise light pollution?	No impact.	This option could be strengthened by the inclusion of criteria relating to light pollution, however, this issue is covered elsewhere in the LDF.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
		Preferred Option	Alternative Options
	Will a mix of housing types and tenures be promoted?	This option has the potential to promote a mix of housing types and tenures across the District although it is likely that, due to the criteria suggested, the types and tenures will be very similar to those already in existence. The appropriate mix of housing types and tenures is covered elsewhere in the LDF.	As long as this criteria is not deleted, the regeneration and enhancement of existing communities will be ensured.
	Will it reduce the number of unfit homes?	No impact.	No impact.
	Does it promote high quality design?	This option would facilitate the delivery of high quality design by ensuring that a number of important factors are considered within the design of new developments such as accessibility, density, and scale and form.	The criteria listed within the preferred option would have a positive impact on the delivery of high quality design. It is considered to provide a balance between ensuring that development is suitable in terms of designing healthy and safe communities without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.
			Removing any of the criteria which would ensure the delivery of high quality, safe and inclusive design would have a negative impact on the creation of healthy and safe communities.
Is there sustainable access to key services?	Accessibility is one of the criteria listed and as a result the option has the potential help to ensure that there is access to key services.	The inclusion of accessibility in the criteria listed within the preferred option would have a positive impact on the sustainability of access to key services. It is considered to provide a balance between ensuring that development is suitable in terms of access without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
				Removing accessibility within the criteria would have a negative impact on this objective.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	The design of new developments should take into consideration the advice and guidance set out in Supplementary Planning Document 2 – Housing Design, which stipulates some criteria to be accounted for in the design of sheltered housing schemes. This option has the potential to be strengthened by including criteria to account for lifetime and sheltered homes, but this is covered elsewhere in the LDF.	The preferred option would help to meet resident's needs in terms of sheltered and lifetime homes provided that the reference to SPD2 remains. The option could be strengthened by the addition of extra criteria regarding lifetime homes, but this is covered elsewhere in the LDF
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option does not set out locations or direct development to town centres therefore is unlikely to have an impact.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact. Although density is a consideration within this option, it does not seek to specify appropriate densities.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	This option does not set out locations or direct development to town centres therefore is unlikely to have an impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact. Accessibility is, however, a consideration within this option.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact. Accessibility is, however, a consideration within this option.	No impact.
		Will it reduce the need to travel?	No impact. Accessibility is, however, a consideration within this option.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
		Preferred Option	Alternative Options
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact. Although accessibility is a consideration within this option, it does not stipulate the type, tenure or affordability of dwellings to be provided.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option seeks to consider local open space requirements, boundary treatment and landscaping within the design of new developments and the determination of applications. In terms of conserving and enhancing natural/semi natural habitats, this option could be strengthened.	<p>The criteria listed within the preferred option may have the potential to conserve and enhance natural/semi natural habitats through the inclusion of landscaping and boundary treatments alongside the potential provision of green space. However, it is recommended that the 'retention of trees' is included within the criteria of the preferred option to strengthen consideration for the conservation of natural/semi natural habitats within the design of new developments and the determination of applications.</p> <p>If the requirement to consider local open space needs, landscaping and boundary treatment in the design and layout of proposed development were removed this has the potential to have a negative impact on conserving and enhancing natural/semi natural habitats.</p>
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This option seeks to consider local open space requirements, boundary treatment and landscaping within the design of new developments and the determination of applications. In terms of conserving and enhancing species diversity, this option could be strengthened.	The criteria listed within the preferred option may have the potential to conserve and enhance species diversity through the inclusion of landscaping and boundary treatments alongside the potential provision of green space. However, it is recommended that the 'retention of trees' is included within the criteria of the preferred option to strengthen consideration for the conservation of species diversity within the design of new developments and the determination of applications.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
		Preferred Option	Alternative Options
			If the requirement to consider local open space needs, landscaping and boundary treatment in the design and layout of proposed development were removed this has the potential to have a negative impact on conserving and species diversity.
	Will it maintain and enhance sites designated for their nature conservation interest?	This option makes reference to considering the 'impact on designated sites' which could be considered ambiguous in terms of seeking to maintain and enhance sites designated for their nature conservation interest. It is recommended that this text is amended to strengthen the consideration of sites of nature conservation importance in the design of development and the determination of applications. The option may be amended as follows: 'impact on the natural environment such as sites of nature conservation importance' to reflect the varying scales of nature conservation designations.	The criteria listed within the preferred option has the potential to have a positive impact on maintaining and enhancing sites designated for their nature conservation interest. It is considered to provide a balance between ensuring that development is suitable in the context of its surroundings without being overly onerous or prescriptive in its requirements. However, the option should be amended as suggested to strengthen the consideration for nature conservation.
	Will it conserve and enhance sites of geological significance?	No impact.	No impact.
	Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option seeks to consider local open space requirements, boundary treatment and landscaping within the design of new developments and the determination of applications. The criteria in this option therefore have the potential to provide opportunities for new habitat creation, where appropriate. In terms of facilitating species movement and colonisation, this option could be strengthened.	<p>The criteria listed within the preferred option may have the potential to provide opportunities for new habitat creation, where appropriate through the inclusion of landscaping and boundary treatments alongside the potential provision of green space. However, it is recommended that the 'retention of trees' is included within the criteria of the preferred option to strengthen consideration for opportunities to create new habitats, where appropriate, as well as facilitate species movement and colonisation within the design of new developments and the determination of applications.</p> <p>If the requirement to consider local open space needs, landscaping and boundary treatment in the design and layout of proposed development were removed this has the potential to have a negative impact on opportunities for new habitat creation, species movement and colonisation..</p>
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option states that the impact on designated sites, Conservation Areas and Listed Buildings would need to be considered in the design of developments and the determination of planning applications to ensure that these are protected and enhanced, where appropriate. This may, however, be strengthened to specifically make reference to the wider historic environment (such as archaeological features).	The criteria listed within the preferred option have the potential to protect and enhance sites, features and areas of historical, archaeological and cultural value. However, it is recommended that the criterion referencing Conservation Areas and Listed Buildings is strengthened to ensure that any potential impact on the wider historic environment is given due consideration in the design of developments and determination of applications.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
				If the requirement to consider designated sites, Conservation Areas and Listed Buildings in the design and layout of proposed development were removed this has the potential to have a negative impact on the protection and enhancement of the historic environment.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This option seeks to consider local open space requirements within the design of new developments and the determination of applications. The criteria in this option therefore have the potential to enhance the range and quality of the public open spaces, where appropriate.	<p>The criteria listed within the preferred option have the potential to enhance the range and quality of the public open spaces, where appropriate, based on the findings of the Open Space Study. It is considered to provide a balance between ensuring that development is suitable in terms of designing in local open space without being overly onerous or prescriptive in its requirements. However, the preferred option could be more explicit in linking local open space requirements with the findings of the Open Space Study.</p> <p>If the requirement to consider local open space needs in the design and layout of proposed development were removed this has the potential to have a negative impact on opportunities to enhance the range and quality of the public open spaces, where appropriate.</p>

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
		Preferred Option	Alternative Options
	Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
	Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option ensures consideration is given to the character of the locality in which they are located, which includes landscape character.	No impact.
	Will it preserve and/or enhance townscape character and value?	The wide range of criteria set out in this option, such as density, relationship to existing and nearby buildings and scale and form, seeks to preserve and/or enhance townscape character and value.	<p>The criteria listed within the preferred option would have a positive impact on the preservation and/or enhancement of townscape character and value through promoting good quality design and giving consideration to the surrounding local character. It is considered to provide a balance between ensuring that development is suitable in terms of design, density and character without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate.</p> <p>Removing any of the criteria in this option would have a negative impact on the preservation and/or enhancement of townscape character and value.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact. SUDs are covered elsewhere in the LDF.	No impact. SUDs are covered elsewhere in the LDF.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
		Will it reduce the risk of flooding?	No impact. Flooding is covered elsewhere in the LDF.	No impact. Flooding is covered elsewhere in the LDF.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	This option seeks to take into consideration the character of the locality, the relationship to nearby and existing dwellings, and the proposed scale and form. The criteria within the option have the potential to preserve and enhance local character/vernacular through development. The requirement to consider Concept Statements, Village Design Statements and Parish Plans, where applicable, would also have a positive impact.	The criteria listed within the preferred option would have a positive impact on the preservation and enhancement of local character/vernacular. It is considered to provide a balance between ensuring that development is suitable in the context of its surroundings without being overly onerous or prescriptive in its requirements. Additions to the criteria may not be appropriate. .

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM1 – Design of New Developments	
			Preferred Option	Alternative Options
				If the requirement to consider the relationship of proposed development to nearby and existing dwellings were removed this would have a negative impact on the preservation and enhancement of local character/vernacular.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option would help to ensure the regeneration and enhancement of existing rural and urban communities through ensuring that the development is appropriate for its location. A flexible approach to density would enable it to be determined on a site-by-site basis taking into consideration a number of local factors, which would have a positive impact on balanced communities. It may be advisable, however, to replace 'optimise the capacity of the site' in the first paragraph of the option with 'make efficient use of the site area' to ensure this requirement is clear.	Prescriptive density would potentially have a negative impact through setting densities which are inappropriate to the proposed development location, and may not reflect the character of the area or local housing needs in terms of the type of dwellings provided.
				Market driven density may result in a lack of control over the composition of development. It would potentially have a negative impact through setting densities which are inappropriate to the proposed development location, and may not reflect the character of the area.
				A higher minimum density would make efficient and effective use of available land, however, it would potentially have a negative impact through setting densities which are inappropriate to the proposed development location. Development may not reflect the character of the area or local housing needs in terms of the type of dwellings provided.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
	Will it ensure equal opportunities and that all sections of the community are catered for?	This option would help to ensure that all sections of the community are catered for by ensuring a range of densities and therefore a range of housing types in the different areas of the District, as appropriate. A key consideration in the determination of density within this option is the need to provide an appropriate mix of dwellings to meet the community's needs, which would further help ensure that all sections of the community are catered for in terms of dwelling types.	Prescriptive density would not ensure equal opportunities and that all of the sections of the community are catered for, as this option would not promote a range of densities or housing types to meet local needs.
			Market driven density may not direct appropriate densities or housing types to suitable locations, and may therefore not meet local housing requirements in terms of the mix of dwellings provided.
			A higher minimum density would not promote a range of densities or housing types to meet local needs.
	Will it meet the needs of an ageing population?	A key consideration in the determination of density within this option is the need to provide an appropriate mix of dwellings to meet the community's needs, which would help ensure that the needs of an aging population can be met.	Prescriptive density would not ensure that the needs of an ageing population are met through not encouraging flexible densities or an appropriate mix of dwellings to meet the community's needs.
			Market driven density may not direct appropriate densities or housing types to suitable locations, and may therefore not meet the needs of an ageing population.
			A higher minimum density would not promote a range of densities or housing types to meet local needs in terms of an ageing population.
Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	As noted in the supporting text to this option, density can have an impact on the character and form of development. This option would therefore seek to ensure high quality, safe and inclusive design through ensuring that the scale of the development is appropriate to its location.	Prescriptive density would potentially not ensure the delivery of high quality, safe and inclusive design through setting densities which are inappropriate to the proposed development location, and may not reflect the character or scale of the surrounding area.
				Market driven density may not promote high quality, safe and inclusive design, as densities and the mix of dwellings may not be appropriate to the location of the development.
				A higher minimum density would potentially not ensure the delivery of high quality, safe and inclusive design through potentially encouraging densities which are inappropriate to the proposed development location, and may not reflect the character or scale of the surrounding area.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Directing higher density developments to an existing higher density area will help to increase the range and affordability of housing for all social groups, as smaller dwellings will be provided in higher density areas and larger dwellings will be provided in lower density areas, as appropriate.	<p>Prescriptive density may hinder the provision of the range and affordability of housing for all social groups as high density development may not be directed towards higher density areas.</p> <p>Market driven density may hinder the provision of the range and affordability of housing for all social groups as high density development may not be directed towards higher density areas.</p> <p>A higher minimum density may hinder the provision of the range and affordability of housing for all social groups as high density development may not be directed towards higher density areas.</p>
		Will a mix of housing types and tenures be promoted?	This option seeks to ensure that densities within a proposed development take into consideration the need to provide an appropriate mix of dwellings, in addition to a range of other determining factors. It would therefore promote a mix of housing types and tenures.	Prescriptive density would have a negative impact on the mix of housing types and tenures promoted within a development.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
			Market driven density would have a negative impact on the mix of housing types and tenures promoted within a development.
			A higher minimum density would have a negative impact on the mix of housing types and tenures promoted within a development.
	Will it reduce the number of unfit homes?	No impact.	No impact.
	Does it promote high quality design?	No impact.	No impact.
	Is there sustainable access to key services?	By directing higher density developments to areas of existing high density, more dwellings will have sustainable access to key services as there will be a greater concentration of dwellings within town centres i.e. those areas with greater access to services and facilities.	Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, where access to key services is most sustainable.
		Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, where access to key services is most sustainable.	
			A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, where access to key services is most sustainable.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option seeks to ensure that the density of proposed development relates well to the density of existing developments. This option therefore encourages higher density developments to be located within urban centres i.e. town centres in accordance with the Core Strategy.	Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations.
				Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations.
				A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
	Does it promote mixed use and high density development in urban centres?	<p>This option seeks to ensure that the density of proposed development relates well to the density of existing developments. This therefore higher density developments to be located within urban centres i.e. town centres in accordance with the Core Strategy.</p> <p>The plan acknowledges that density varies across the District, however, it may be advisable to include an illustration of this variation by sampling densities by ward area for example.</p>	<p>Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations.</p> <p>Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations.</p> <p>A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations.</p>
	Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	By directing higher density developments towards areas of existing high density such as town centres, more dwellings will be well related to sustainable methods of transport, as this is where such transport hubs are located.	<p>Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, towards areas where sustainable transport modes are less concentrated.</p> <p>Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, towards areas where sustainable transport modes are less concentrated.</p> <p>A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, towards areas where sustainable transport modes are less concentrated.</p>
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	By directing higher density developments towards areas of existing high density such as town centres, it is likely that residents will be encouraged to use alternative methods of transportation as they are more widely available within these areas.	Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, towards areas where alternative modes of transportation are less available.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
			<p>Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, towards areas where alternative modes of transportation are less available.</p> <p>A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, towards areas where alternative modes of transportation are less available.</p>
	Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	By directing higher density developments towards areas of existing high density will ensure that access to jobs, shopping, leisure facilities and services is increased, as the urban centres are where these facilities and services tend to be concentrated.	<p>Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, which could have a negative impact on social exclusion in terms of access to jobs, shopping, leisure facilities and services.</p> <p>Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, which could have a negative impact on social exclusion in terms of access to jobs, shopping, leisure facilities and services.</p>

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
			A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, which could have a negative impact on social exclusion in terms of access to jobs, shopping, leisure facilities and services
	Will it reduce the need to travel?	By directing high density developments towards areas of high density the need to travel may be reduced, due to the number of facilities and services that are available in the more developed areas.	Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, which may increase the need to travel.
			Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, which may increase the need to travel.
			A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, which may increase the need to travel.
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option seeks to direct high density developments towards areas of similar densities, and would therefore direct development to where large volumes of people and transport movements are located. This would make the location more sustainable and accessible.	Prescriptive density would likely stipulate densities which are inappropriate to the proposed development location, and potentially direct high density development away from where large volumes of people and/or transport movements are located in sustainable accessible locations.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
			Market driven density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from where large volumes of people and/or transport movements are located in sustainable accessible locations.
			A higher minimum density would likely encourage densities which are inappropriate to the proposed development location, and potentially direct high density development away from town centre locations, where large volumes of people and/or transport movements are located in sustainable accessible locations.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	By directing higher density developments to areas of a similar density, accessibility for all sections of the community will be increased, due to the high number of services and facilities that are available in more densely developed areas.	Prescriptive density would direct high density developments away from areas of similar density which may reduce accessibility for all members of the community, as there is a concentration of services and facilities within densely populated areas.
			Market driven density would direct high density developments away from areas of similar density which may reduce accessibility for all members of the community, as there is a concentration of services and facilities within densely populated areas.
			A higher minimum density would direct high density developments away from areas of similar density which may reduce accessibility for all members of the community, as there is a concentration of services and facilities within densely populated areas.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option states the density of new developments should take into account the density of existing developments in the area. This would result in higher density development being directed towards appropriate locations, therefore directing development away from natural/semi natural habitats.	Prescriptive density may not promote high density development in appropriate locations. This option may not therefore direct development away from natural/semi natural habitats.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
	Will it maintain and enhance sites designated for their nature conservation interest?	This option states the density of new developments should take into account the density of existing developments in the area. This would result in higher density development being directed towards appropriate locations, therefore directing development away from sites designated for their nature conservation interest.	<p>Prescriptive density may not promote high density development in appropriate locations. This option may not therefore direct development away from sites designated for their nature conservation interest.</p> <p>Market driven density may not promote high density development in appropriate locations. This option may not therefore direct development away from sites designated for their nature conservation interest.</p> <p>A higher minimum density may not promote high density development in appropriate locations. This option may not therefore direct development away from sites designated for their nature conservation interest.</p>
	Will it conserve and enhance sites of geological significance?	No impact.	No impact.
	Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	By directing higher density developments to areas of a similar density will contribute to the delivery of effective management of the urban fringe as higher density development will be directed towards where it is most suited.	Prescriptive density would potentially set densities which are inappropriate to the proposed development location, which could have a negative impact on the use of land in the urban fringe.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
		Preferred Option	Alternative Options
			Market driven density would potentially direct high density development to unsuitable locations, which could have a negative impact on the use of land in the urban fringe.
			A higher minimum density would potentially direct high density development to unsuitable locations, which could have a negative impact on the use of land in the urban fringe.
	Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	The delivery of high density developments in areas of existing higher density would help to conserve the landscape character of the area as development pressure will be directed away from areas of sensitivity.	Directing developments to areas regardless of existing and proposed densities may act against conserving the landscape character of the area.
	Will it preserve and/or enhance townscape character and value?	In determining the appropriate density for a proposed development, this option seeks to take into consideration the use, intensity, scale and character of the surrounding area, which would help to preserve and/or enhance the townscape character and value.	Prescriptive density may not help to enhance and/or preserve the townscape character and value as the proposed development may not reflect the scale and character of the surrounding area, which could have a detrimental impact on townscape character and value.
			Market driven density may not help to enhance and/or preserve the townscape character and value as the proposed development may not reflect the scale and character of the surrounding area, which could have a detrimental impact on townscape character and value.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
				A higher minimum density may not help to enhance and/or preserve the townscape character and value as the proposed development may not reflect the scale and character of the surrounding area, which could have a detrimental impact on townscape character and value.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
	Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
	Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option states the density of new developments should take into account the density of existing developments in the area. This would result in higher density development being directed towards appropriate locations, therefore taking the pressure off Green Belt and agricultural land.	Prescriptive density may not promote high density development in appropriate locations. This option may not therefore reduce the pressure for developing on Green Belt and agricultural land.
				Market driven density may not promote high density development in appropriate locations. This option may not therefore reduce the pressure for developing on Green Belt and agricultural land.
				A higher minimum density may not promote high density development in appropriate locations. This option may not therefore reduce the pressure for developing on Green Belt and agricultural land.
		Will higher-density development be promoted where appropriate?	This option would direct higher density developments towards areas of higher density, and proposals should take into account the density of existing developments in the area. This would result in higher density development being directed towards appropriate locations.	Directing developments according to a prescriptive density would lessen opportunities to react to particular circumstances of an application.
				Market driven density may not direct high density development towards higher density areas.
				Directing developments according to a higher minimum density would lessen opportunities to react to particular circumstances of an application, and may result in higher densities being promoted in inappropriate locations.
Will soil quality be preserved?	No impact.	No impact.		

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	This option states the density of new developments should take into account the density of existing developments in the area. This would result in higher density development being directed towards appropriate locations, therefore taking the pressure of the best and most versatile agricultural land.	Setting a prescriptive density may not direct development to more urban areas – as it may impact on the viability of development in such areas – and this may put pressure on the best and most versatile agricultural land which may not be protected.
				Market driven density may not direct high density development towards higher density areas, which could put pressure on the best and most versatile agricultural land which may not be protected.
				Setting a high minimum density may not direct development to more urban areas – as it may impact on the viability of development in such areas – and this may put pressure on the best and most versatile agricultural land which may not be protected.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM2 – Density of New Developments	
			Preferred Option	Alternative Options
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	No impact.	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Proposals for infilling, residential intensification and ‘backland’ development may help to ensure the regeneration and enhancement of urban communities. Whilst this has the potential to result in smaller amenity space per dwelling, and in rural communities this may not be appropriate for the location, this option sets criteria which development must be judged against, such as the impact on residential amenity and loss of open space. This would help to ensure that development of this nature can only be carried out where it is most appropriate.	Allowing ‘backland’ development in all circumstances may not ensure the regeneration and enhancement of existing rural and urban communities, as this would potentially result in a lack of control over the type and location of development. This could therefore lead to inappropriate development and overdevelopment in certain locations.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Rewording the first sentence of this option may ensure a greater positive impact on equal opportunities through making sure that all of the criteria specified are taken into account in the determination of planning applications, as appropriate. It is therefore recommended that ‘will be assessed against the following criteria’ with ‘should consider’.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
		Will it meet the needs of an ageing population?	This option may help to meet the needs of an ageing population in terms of development in "backland" locations - this may mean that people may be able to live very close to family members and a support network.	The alternative option may help to meet the needs of the ageing population, however it may also hinder the needs. The ageing population are likely to require gardens and open amenity space, and allowing backland development in all circumstances may remove opportunities to access gardens and amenity space.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	This option seeks to control and manage 'backland' development, infilling and residential intensification. This may result in people who were previously unable to live within a particular area due to a lack of suitable or affordable housing may then be able to, therefore potentially reducing income and quality of life disparities.	If 'backland' development is allowed in all circumstances more residential dwellings may be built. However there is no stipulation within the option as to the level of affordable housing required from 'backland' development and so it is unlikely that income and quality of life of disparities would be reduced. Affordable housing requirements within new developments are, however, covered elsewhere within the LDF.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option seeks to consider a range of factors which would have an impact on design in the determination of applications for infilling, residential intensification or 'backland' development, such as the number and type of dwellings, impact on residential amenity and access. This would help ensure the delivery of high quality, safe and inclusive design within these types of development. To further aid the delivery of good design within development proposals, however, it is recommended that an additional criterion is included within the option in relation to the avoidance of tandem relationships between dwellings. Additional explanatory text should also be provided to accompany this option.	Allowing 'backland' development in all circumstances would have a negative impact on the delivery of high quality, safe and inclusive design. This would potentially result in a lack of control over the type and location of such development. This could therefore lead to inappropriate development and overdevelopment in certain locations.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
		Preferred Option	Alternative Option
	Will it minimise noise pollution?	This option seeks to control and manage 'backland' development, infilling and residential intensification and sets criteria against which proposals will be judged. An increase of development in an already developed area may result in increased noise pollution which would need to be managed. This option, however, requires that an assessment of a proposal's impact on residential amenity is taken into consideration in the determination of applications.	Allowing 'backland' development in all circumstances would potentially result in a lack of control over the type and location of such development. This could therefore lead to inappropriate development and overdevelopment in certain locations, and an increase in noise pollution. If the impact on residential amenity is not taken into consideration.
	Will it minimise light pollution?	This option seeks to control and manage 'backland' development, infilling and residential intensification and sets criteria against which proposals will be judged. An increase of development in an already developed area may result in increased light pollution which would need to be managed. However the issue of light pollution is covered elsewhere in the LDF.	Allowing 'backland' development in all circumstances would potentially result in a lack of control over the type and location of such development. This could therefore lead to inappropriate development and overdevelopment in certain locations, and an increase in light pollution. Light pollution is, however, covered elsewhere in the LDF.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
	Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	This option seeks to consider the number and type of dwellings proposed and the contribution that the proposed development would make towards housing need taking into consideration the advice and guidance of the Housing Strategy Team, It therefore has the potential to increase the range of housing appropriate to the development location. Affordable housing requirements within new developments are, however, covered elsewhere within the LDF.	Allowing 'backland' development in all circumstances would potentially encourage development of a scale and type which is inappropriate to its location. However, affordable housing requirements within new developments are covered elsewhere within the LDF.
		Will a mix of housing types and tenures be promoted?	This option seeks to consider the number and type of dwellings proposed and the contribution that the proposed development would make towards housing need taking into consideration the advice and guidance of the Housing Strategy Team, It therefore has the potential to increase the range of housing appropriate to the development location.	Allowing 'backland' development in all circumstances would potentially encourage development of a scale, type and mix which is inappropriate to its location.
		Will it reduce the number of unfit homes?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
		Preferred Option	Alternative Option
	Does it promote high quality design?	This option seeks to consider a range of factors which would have an impact on design in the determination of applications for infilling, residential intensification or 'backland' development, such as the number and type of dwellings, impact on residential amenity and access. This would help ensure the delivery of high quality, safe and inclusive design within these types of development. To further aid the delivery of good design within development proposals, however, it is recommended that an additional criterion is included within the option in relation to the avoidance of tandem relationships between dwellings. Additional explanatory text should also be provided to accompany this option.	Allowing 'backland' development in all circumstances would have a negative impact on the delivery of high quality, safe and inclusive design. This would potentially result in a lack of control over the type and location of such development. This could therefore lead to inappropriate development and overdevelopment in certain locations.
	Is there sustainable access to key services?	No impact.	No impact.
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact. Lifetime homes are covered elsewhere in the LDF.	No impact. Lifetime homes are covered elsewhere in the LDF.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
	Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	If the proposed development is located in a developed area it is likely that there will be existing sustainable access to key services, which may help to encourage people to use alternative methods of transport.	Allowing 'backland' development in all circumstances it is unlikely to encourage sustainable modes of transport, as this option would allow 'backland' development in more rural areas, which generally have poorer access to sustainable modes of transport than more developed areas.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	If the proposed development is located in a developed area there is likely to be a positive contribution to reducing social exclusion, by utilising existing access to jobs, shopping, leisure facilities and services.	Allowing 'backland' development in all circumstances may not reduce social exclusion. This may result in 'backland' development in more rural areas that do have good access to jobs, shopping, leisure facilities and services, therefore increasing development in these areas may not contribute positively to reducing social exclusion.
		Will it reduce the need to travel?	If the proposed development is located in an already developed area, the need to travel may be reduced as the location is likely to be well served by sustainable alternative methods of travel.	Allowing 'backland' development in all circumstances may not reduce the need to travel as it would potentially encourage for increased development in more rural areas which do not generally have good access to sustainable methods of transport.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
		Preferred Option	Alternative Option
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	As noted in the supporting text, this option seeks to direct infilling, residential intensification and 'backland' development towards existing settlements and encourage an appropriate level of intensification within town centres. This option would therefore direct such development towards areas where large volumes of people and/or transport movements are located.	Allowing 'backland' development in all circumstances has the potential to encourage such development in more rural areas where large volumes of people and/or transport movements tend not to be located.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option seeks to direct infilling, residential intensification and 'backland' development towards existing settlements. This would therefore direct development away from natural/semi natural habitats.	Allowing 'backland' development in all circumstances has the potential to encourage development in more rural locations which tend to be in closer proximity to natural/semi natural habitats.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	This option seeks to direct infilling, residential intensification and 'backland' development towards existing settlements. This would therefore direct development away from sites designated for their nature conservation interest.	Allowing 'backland' development in all circumstances has the potential to encourage development in more rural locations which tend to be in closer proximity to sites designated for their nature conservation interest.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option seeks to direct infilling, residential intensification and 'backland' development towards existing settlements. It is therefore unlikely that brownfield land would be promoted for significant wildlife interest.	Allowing 'backland' development in all circumstances does not reflect the scope of using brownfield land for significant wildlife interest where viable and realistic.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option seeks to direct infilling, residential intensification and 'backland' development towards existing settlements. It is therefore unlikely that new development will integrate new habitat creation within it.	Allowing 'backland' development in all circumstances is unlikely to integrate new habitat creation within it. .
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	Directing infilling, residential intensification and 'backland' development towards existing settlements has the potential to have an impact on the historic environment, as there are several Conservation Areas and numerous Listed Buildings located within these areas. The potential impact of development on the historic environment is, however, covered elsewhere in the LDF.	Allowing 'backland' development in all circumstances has the potential to have an impact on the historic environment. The potential impact of development on the historic environment is, however, covered elsewhere in the LDF.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
	Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Infilling, residential intensification, and 'backland' development would concentrate new development towards existing settlements, thus protecting the open spaces beyond the defined residential area. There is potential for the loss of open space and private amenity space with such development, however, this option contains criteria to take the impact on open space into consideration in the determination of applications.	Allowing 'backland' development in all circumstances has the potential to negatively impact on open space provision.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	This option has the potential to development away from the urban fringe.	Allowing 'backland' development in all circumstances may increase development within the urban fringe.
		Will it reduce the amount of derelict, degraded and underused land?	This option offers the opportunity to reduce the amount of derelict, degraded and underused land by utilising land within the existing residential settlement and allowing infilling, residential intensification, and 'backland' development provided that the development is appropriate and meets the criteria.	Allowing 'backland' development in all circumstances would reduce the amount of derelict, degraded and underused land. However, the proposed development may not be suitable to its location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	It is likely that the landscape character of the District will be preserved if development is allowed within residential areas, particularly if the development falls into the categories of infilling, residential intensification and backland development.	It is likely that some of the character of the landscape may be lost if backland development is allowed in all circumstances as it may result in a negative impact on the landscape character of the locations in which they are proposed. However, it would ease pressure for development in other locations, where landscape character was potentially more sensitive to development.
		Will it preserve and/or enhance townscape character and value?	In determining the appropriateness of proposals for infilling, residential intensification and 'backland' development, this option seeks to take into consideration the design of the proposed development in relation to the existing street pattern and density of the locality for example, which would help to preserve and/or enhance the townscape character and value.	Allowing 'backland' development in all circumstances may not help preserve and/ or enhance townscape character and value as there would be fewer controls over the location, type, scale and design of such development.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	It is likely that such development would be located within existing settlements which would already be connected to a wastewater service. Wastewater service providers would be consulted on any such application.	Allowing 'backland' development in all circumstances has the potential to encourage such development in more rural areas. There is the risk that development in more rural areas would increase the need for capacity increases in wastewater treatment facilities.
		Will it require the provision of sustainable drainage systems in new development?	No impact. SUDs are covered elsewhere in the LDF.	No impact. SUDs are covered elsewhere in the LDF.
		Will it reduce the risk of flooding?	No impact. Flooding is covered elsewhere in the LDF.	No impact. Flooding is covered elsewhere in the LDF.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option seeks to direct such development towards existing settlements, therefore taking the pressure off Green Belt and agricultural land.	Allowing 'backland' development in all circumstances has the potential to encourage such development in more rural areas. This may increase the pressure to develop Green Belt and agricultural land through intensifying development on the urban fringe.
		Will higher-density development be promoted where appropriate?	As noted in the explanatory text, an appropriate level of residential intensification would be promoted within town centres, and elsewhere within the defined residential area.	Allowing 'backland' development in all circumstances may not promote high density development where is it most appropriate.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	This option has the potential to promote the remediation of contaminated land.	Allowing 'backland' development in all circumstances may have the potential to promote the remediation of contaminated land.
		Will the best and most versatile agricultural land be protected?	This option seeks to direct such development towards existing settlements, therefore taking the pressure off the best and most versatile agricultural land.	Allowing 'backland' development in all circumstances has the potential to encourage such development in more rural areas. This may increase the pressure to develop the best and most versatile agricultural land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	This option seeks to direct infilling, residential intensification and 'backland' development towards existing settlements. Whilst the location of proposed development may have the potential to reduce the need to travel by car, these areas may have poor air quality.	Allowing 'backland' development in all circumstances has the potential to increase the need to travel, if development is not encouraged within the existing settlement and in particular town centres.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	This option seeks to consider a range of factors which would have an impact on design in the determination of applications for infilling, residential intensification or 'backland' development, such as the number and type of dwellings, impact on residential amenity and access. This would help ensure the preserve and enhance local character/vernacular through development.	Allowing 'backland' development in all circumstances would have a negative impact on local character/vernacular. This would potentially result in a lack of control over the type and location of such development.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM3 – Infilling and Residential Intensification	
			Preferred Option	Alternative Option
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Ensuring the delivery of new dwellings with adequate habitable floorspace would help to ensure the regeneration and enhancement of existing rural and urban communities, through provision of dwellings which are fit-for-purpose.	Ensuring the delivery of new dwellings without setting habitable floorspace standards may not result in the regeneration and enhancement of existing rural and urban communities as this may not result in suitable housing being constructed. This will then not ensure the enhancement or regeneration of an area.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Ensuring that new dwellings have an adequate liveable floorspace would help to ensure that all members of the community are catered for, particularly in terms of the flexibility and adaptability of the District's housing stock.	Not setting habitable floorspace standards would not ensure equal opportunities or that all sections of the community are catered for as dwellings may not be constructed that are suitable for all if floorspace standards are not set. The dwellings may not be adaptable for the needs of all, for example to enable the inclusion of the Lifetime Homes Standards, thus excluding some sections of the community.
		Will it meet the needs of an ageing population?	Ensuring that new dwellings have an adequate liveable floorspace would help to ensure that the needs of an ageing population are met by ensuring the liveable floorspace is adequate and fit-for purpose.	Not setting habitable floorspace standards would not ensure that the needs of an ageing population are catered for as dwellings may not be constructed that are suitable for all if floorspace standards are not set. The dwellings may not be adaptable for the needs of all, for example to enable the inclusion of the Lifetime Homes Standards, thus excluding some sections of the community.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Ensuring the delivery of new dwellings with suitable and adequate liveable floorspace would help to ensure the delivery of high quality, safe and inclusive design. This is aided by the inclusion of text within the option about 'well-designed and planned rooms'. The text within the option should, however, be amended to avoid duplication and misinterpretation.	Ensuring the delivery of new dwellings without setting habitable floorspace standards may not result in the delivery of high quality, safe and inclusive design as standards would not be stipulated to ensure that the dwellings are of high quality, in terms of the flexibility and adaptability of the design and layout, and suitable for all.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
	Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Setting habitable floorspace standards would increase the flexibility and adaptability of dwellings with the potential to be used for both affordable housing and market housing (as the standards are inline with the Homes and Communities Agency requirements). This will lead to a potential increase the range and number of affordable housing for all social groups.	Not setting habitable floorspace standards may not result in an increase in the range and affordability of housing for all social groups, as some market housing has the potential to not meet the affordable housing standards requirements set by the Homes and Communities Agency. This would therefore reduce the flexibility and adaptability of dwellings, which would have a negative impact on the provision of a range and affordability of housing for all social groups.
		Will a mix of housing types and tenures be promoted?	This option sets out different minimum internal floor area standards for different types of dwellings. This therefore has the potential to promote a mix of housing types and tenures.	It is likely that not setting minimum requirements for habitable floorspace would promote a mix of housing types and tenures, but these may not meet the requirements for affordable housing and would therefore not have the flexibility to be used as such.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	Ensuring the delivery of new dwellings with suitable and adequate liveable floorspace would help to ensure the delivery of high quality, safe and inclusive design. This is aided by the inclusion of text within the option about 'well-designed and planned rooms'.	Ensuring the delivery of new dwellings without setting habitable floorspace standards may not result in the delivery of high quality, safe and inclusive design as standards would not be stipulated to ensure that the dwellings are of high quality, in terms of the flexibility and adaptability of the design and layout, and suitable for all.
		Is there sustainable access to key services?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Requiring minimum habitable floorspace for new developments would meet the needs of residents in terms of adaptability and flexibility of the District's housing stock. It is recommended, however, that reference to the Lifetime Homes Standard is made within the option to ensure that this requirement is also taken into consideration in the design of developments and the determination of applications. Further reference to this standard and explanatory text should be provided to support the option.	It is likely that not setting minimum requirements for habitable floorspace would not meet the needs of residents in terms of sheltered or lifetime homes as the new dwellings may not be easily converted to comply with the required standards particularly for lifetime homes.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
		Preferred Option	Alternative Option
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
		Will it preserve and/or enhance townscape character and value?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM4 – Habitable Floorspace for New Developments	
			Preferred Option	Alternative Option
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	No impact.	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM5 – Light Pollution
			Preferred Option
Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM5 – Light Pollution
			Preferred Option
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Appropriate street lighting within new developments would contribute towards the delivery of high quality, safe and inclusive design.
		Will it improve health and reduce health inequalities?	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.
		Will it minimise noise pollution?	No impact.
		Will it minimise light pollution?	This option would ensure that lighting schemes are appropriate for the proposed development and would not have a negative impact in terms of light pollution. It is recommended that this option is further expanded upon to include reference to the acceptability of the design/appearance/scale (i.e. the height) of proposed lighting and the impact on the character and appearance of an area. This should also be explained in the accompanying text.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.

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		DM5 – Light Pollution	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it reduce the number of unfit homes?	No impact.	
	Does it promote high quality design?	Appropriate street lighting within new developments would contribute towards the delivery of high quality design.	
	Is there sustainable access to key services?	No impact.	
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM5 – Light Pollution
			Preferred Option
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	This option has the potential to have a positive impact on social inclusion through ensuring that all members of the community can safely access local services and facilities throughout the day, particularly the elderly.
		Will it reduce the need to travel?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM5 – Light Pollution
			Preferred Option
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM5 – Light Pollution
			Preferred Option
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.

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		DM5 – Light Pollution	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Appropriate street lighting has the potential to enhance the quality of the public realm.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM5 – Light Pollution
			Preferred Option
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.
		Will it preserve and/or enhance townscape character and value?	No impact.
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM5 – Light Pollution
			Preferred Option
		Will it provide for effective wastewater treatment?	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.
		Will it reduce the risk of flooding?	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	No impact.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.

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		DM5 – Light Pollution	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.
		Will climate proofing design measures be incorporated?	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.
		Will it encourage locally-sourced materials?	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM6 – Telecommunications
			Preferred Option
Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This option seeks to ensure that telecommunications networks are appropriately implemented and maintained for the benefit of local communities.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option seeks to ensure that telecommunications networks are appropriately implemented and maintained for the benefit of local communities. It is recommended, however, that 'and should be to the Council's satisfaction' is removed from this option to ensure clarity and avoid misinterpretation.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM6 – Telecommunications
			Preferred Option
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Appropriate guidelines for the design and siting of telecommunications networks development which must be adhered to are set out in Planning Policy Guidance 8 as acknowledged within the plan. This option sets out local criteria for the implementation and maintenance of telecommunications equipment, further ensuring the delivery of high quality, safe and inclusive design.
		Will it improve health and reduce health inequalities?	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.
		Will it minimise noise pollution?	No impact.
		Will it minimise light pollution?	No impact.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.
		Will it reduce the number of unfit homes?	No impact.

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		DM6 – Telecommunications	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it promote high quality design?	No impact.	
	Is there sustainable access to key services?	No impact.	
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.
		Will it improve business development?	This option supports the appropriate development of telecommunications networks. This has the potential to have a positive impact on business development.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.

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		DM6 – Telecommunications	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it secure more opportunities for residents to work in the District?	No impact.	
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.
		Will it reduce the need to travel?	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.

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		DM6 – Telecommunications	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option includes sites of nature conservation importance as a consideration in telecommunications development. It is recommended, however, that explicit reference is made to the importance of local, national and international sites in the determination of applications both within the option and accompanying text. This has the potential to ensure a greater positive impact on the conservation of natural/semi natural habitats.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM6 – Telecommunications
		Preferred Option
	Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This option includes sites of nature conservation importance as a consideration in telecommunications development. It is recommended, however, that explicit reference is made to the importance of local, national and international sites in the determination of applications both within the option and accompanying text. This has the potential to ensure a greater positive impact on species diversity.
	Will it maintain and enhance sites designated for their nature conservation interest?	Sites of nature conservation importance are identified as sensitive areas, and are undesirable locations for telecommunications development. However, this option states that only where there are no suitable alternative locations should an area known for its nature conservation importance be used for the location of telecommunications development.
	Will it conserve and enhance sites of geological significance?	No impact.
	Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.
	Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM6 – Telecommunications
			Preferred Option
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	Reference is made to the impact of proposals on the built environment in the supporting text to this option; however, it is recommended that reference is made to the historic environment (such as Conservation Areas and Listed Buildings) being an undesirable location for telecommunications development. This would have a greater positive impact on the historic environment.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.
		Will it preserve and/or enhance townscape character and value?	This option includes within it a consideration of the design, height, material and colour of the proposed telecommunications development in order to minimise visual intrusion. This has the potential to have a positive impact on townscape character and value.

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		DM6 – Telecommunications	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.
		Will it provide for effective wastewater treatment?	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.

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		DM6 – Telecommunications	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it reduce the risk of flooding?	No impact.	
	Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	No impact.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM6 – Telecommunications
			Preferred Option
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.
		Will climate proofing design measures be incorporated?	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.
		Will it encourage locally-sourced materials?	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The preparation of a Local List would ensure that buildings and items of street furniture of particular historic and/or architectural importance to the local area are offered additional protection through the planning system. This would therefore help to ensure the regeneration and enhancement of existing rural and urban communities.	A less restrictive approach to the Local List, and the buildings and items of street furniture which are of particular historic and/or architectural importance to the local area would have a negative impact on the regeneration and enhancement of existing rural and urban communities, as it may result in significant buildings or street furniture being lost, which may have a negative impact on the character of the Districts settlements. Whilst it may be desirable to retain buildings and items of street furniture on the Local List, a more restrictive approach may be inappropriate as the buildings and items cannot be offered the same level of protection as those of the national list of Listed Buildings. The preferred option is generally considered to balance the desire to encourage the retention and enhancement of buildings and items of local architectural and/or historic important without being over onerous or prescriptive in its requirements.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The introduction and implementation of a Local List would help to ensure the delivery of high quality, safe and inclusive design, as this option states that any alterations made to buildings on the Local List must be sensitive to the individual character of the building or groups of buildings and retain important features or characteristics. This would ensure that buildings remain sympathetic to the local vernacular, thus ensuring the delivery of high quality, safe and inclusive design.	A less restrictive approach to the protection of locally listed buildings may not help to ensure the delivery of high quality, safe and inclusive design as buildings of local significance may be lost or altered in a way that may be negative to the local vernacular. It is, however, recommended that in the first sentence 'be sensitive to' should be replaced with 'complement' to make the requirement to take into consideration the existing character of the building more flexible in design terms. It is also suggested that the third paragraph is moved from the preferred option to the supporting text, and 'We expect owners' in the fourth paragraph is replaced with 'Owners should' to reflect the lack of statutory protection for buildings and structures on the Local List.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
				The plan acknowledges that placing a building or structure on the Local List does not give it statutory protection. As such the management of locally significant buildings needs to be flexible with regard to any development or alteration of them. A more restrictive approach is therefore not appropriate.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
		Preferred Option	Alternative Options
	Does it promote high quality design?	The introduction and implementation of a Local List would help to promote high quality design as there are design controls within this option, such as ensuring extensions are in-keeping with the character and visual balance of the building, and specifying particular features which owners of locally listed buildings should retaining, restoring or replacing. This would therefore contribute towards the preservation and enhancement of the existing streetscape and promotes high quality design. It is recommended, however, that the second paragraph of the option is amended as follows: 'Extensions should be sensitive to the character and visual balance of the building, unless circumstances exist which outweigh the need to conserve the original building.' Amending this sentence would bring this option in line with guidance in Planning Policy Statement 5 regarding impact on heritage assets which are not designated assets.	<p>Applying a less restrictive approach to the Local List may result in substandard design being implemented which may have a negative impact on the local vernacular.</p> <p>Applying a more restrictive approach to the Local List may also have a negative impact on design as it could potentially lead to restrictions on the restoration and replacement of important architectural and character features. The preferred option is considered to balance the desire to encourage the retention and enhancement of buildings and items of local architectural and/or historic important without being over onerous or prescriptive in its requirements.</p>
	Is there sustainable access to key services?	No impact.	No impact.
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Stricter controls over redevelopment and extensions to certain buildings has the potential to hinder their adaptation to meet residents' needs.	A less restrictive approach to the Local List would mean that resident's needs in terms of sheltered homes and lifetime homes can be more easily met as alterations will be more easily made.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
				A more restrictive approach to the Local List may result in resident's needs not being met in terms of sheltered and lifetime homes, as it may not be possible to adapt homes to be suitable for an older generation.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option would help to protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban areas and rural areas, as the purpose of the option is to offer additional protection to buildings and items of street furniture of local historic and/or architectural importance.	<p>A less restrictive approach would offer less protection to buildings and items of street furniture of local historic and/or architectural importance.</p> <p>A more restrictive approach would offer more protection to buildings and items of street furniture of local historic and/or architectural importance. The preferred option is considered to balance the desire to encourage the retention and enhancement of buildings and items of local architectural and/or historic important without being over onerous or prescriptive in its requirements.</p>
		Will it support locally-based cultural resources and activities?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
		Will it preserve and/or enhance townscape character and value?	This option would have a positive impact on the preservation and enhancement of townscape character and value as it seeks to ensure that any alterations to buildings of architectural and/or historic important are sympathetic to the character of the buildings, and important features are retained, restored or replaced as appropriate.	A less restrictive approach to buildings and structures on the Local List may not help to preserve and or enhance townscape character and value, as alterations could be made that may significantly change the appearance of the building or structure. This has the potential to have a negative impact on townscape character or value.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
				A more restrictive approach to locally listed buildings has the potential to preserve townscape character and value, but may not permit enhancement. An overly restrictive approach could be detrimental to townscape character and value.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
			Preferred Option	Alternative Options
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM7 – Local List	
		Preferred Option	Alternative Options
	Will the local character/ vernacular be preserved and enhanced through development?	This option would have a positive impact on the preservation and enhancement of local character/vernacular as it seeks to ensure that any alterations to buildings of architectural and/or historic importance are sympathetic to the character of the buildings, and important features are retained, restored or replaced as appropriate.	<p>A less restrictive approach to buildings and structures on the Local List may not help to preserve and/or enhance local character/vernacular, as alterations could be made that may significantly change the appearance of the building or structure. This has the potential to have a negative impact on local character/vernacular.</p> <p>A more restrictive approach to locally listed buildings has the potential to preserve local character/vernacular, but may not permit enhancement. An overly restrictive approach could be detrimental to local character/vernacular.</p>
	Will it require the re-use and recycling of construction materials?	No impact.	No impact.
	Will it encourage locally-sourced materials?	No impact.	No impact.
	Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing the demolition of buildings within a Conservation Area may help to regenerate and enhance rural and urban communities provided that the criteria within the option are met. The criteria would ensure that only buildings that are of no value in architectural or historical terms are lost and any replacement buildings are agreed by the Council prior to demolition, thus helping to ensure the regeneration and enhancement of communities.	Allowing the demolition of existing buildings in a Conservation Area to enable replacement with a building of significant architectural quality may not help to regenerate and enhance existing rural and urban communities as the building that may be demolished could have a greater positive contribution to the character of an area and the sense of place which would then be lost.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	The demolition of buildings within Conservation Areas may provide the opportunity to construct replacement buildings that are Lifetime Homes compliant (depending on whether it is a residential or commercial building). This therefore has the potential to help meet the needs of an ageing population. Lifetime Homes, however, are covered elsewhere in the LDF.	The demolition of buildings within Conservation Areas may provide the opportunity to construct replacement buildings that are Lifetime Homes compliant (depending on whether it is a residential or commercial building). This therefore has the potential to help meet the needs of an ageing population. Lifetime Homes, however, are covered elsewhere in the LDF.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Strict controls within the option make it extremely likely that any replacement buildings would be of high quality, safe and inclusive design.	The replacement of buildings within Conservation Areas may help to ensure high quality and safe design. However, although the replacement may be of significant architectural quality compared to the building it replaces, many buildings within Conservation Areas have group value. This could have a negative impact on the quality of the built environment in design and aesthetic terms.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
	Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Allowing the demolition of some buildings within Conservation Areas may, with strict controls, increase the range and affordability of housing for all social groups as replacement dwellings could be affordable or of a different tenure to that which was previously in existence. Affordable housing, however, is covered elsewhere in the LDF.	Allowing the demolition of some buildings within Conservation Areas may, with strict controls, increase the range and affordability of housing for all social groups as replacement dwellings could be affordable or of a different tenure to that which was previously in existence. Affordable housing, however, is covered elsewhere in the LDF.
		Will a mix of housing types and tenures be promoted?	Potentially, a mix of housing types and tenures could be promoted as replacement dwellings may, with strict controls in place, be of a different housing type and tenure to that which was originally there.	Potentially, a mix of housing types and tenures could be promoted as replacement dwellings may, with strict controls in place, be of a different housing type and tenure to that which was originally there.
		Will it reduce the number of unfit homes?	Allowing the demolition of buildings within a Conservation Area may help to reduce the number of unfit homes as the replacement dwellings may be of a higher standard than that which was there previously.	Allowing the demolition of buildings within a Conservation Area may help to reduce the number of unfit homes as the replacement dwellings may be of a higher standard than that which was there previously.
		Does it promote high quality design?	Strict controls within the option make it extremely likely that any replacement buildings would be of high quality, safe and inclusive design.	The replacement of buildings within Conservation Areas may help to ensure high quality and safe design. However, although the replacement may be of significant architectural quality compared to the building it replaces, many buildings within Conservation Areas have group value. This could have a negative impact on the quality of the built environment in design and aesthetic terms.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	It is likely that any replacement dwellings would be more adaptable to meet the lifetime homes, and other standards, than original dwellings. Lifetime Homes, however, is covered elsewhere in the LDF.	It is likely that any replacement dwellings would be more adaptable to meet the lifetime homes, and other standards, than original dwellings. Lifetime Homes, however, is covered elsewhere in the LDF.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The District's Conservation Areas are primarily located within town and village centres. Permitting appropriate replacement of buildings within a Conservation Area would therefore promote and enhance existing centres by focusing development in such centres.	The District's Conservation Areas are primarily located within town and village centres. Permitting appropriate replacement of buildings with a Conservation Area would therefore promote and enhance existing centres by focusing development in such centres.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	The District's Conservation Areas are primarily located within town and village centres. Permitting appropriate replacement of buildings with a Conservation Area would therefore generally (where a Conservation Area encompasses a town centre) encourage development where large volumes of people and/or transport movements are located.	The District's Conservation Areas are primarily located within town and village centres. Permitting appropriate replacement of buildings with a Conservation Area would therefore generally (where a Conservation Area encompasses a town centre) encourage development where large volumes of people and/or transport movements are located.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
	Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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		DM8 – Demolition within Conservation Areas		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.	
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	Allowing the demolition of buildings within Conservation Areas that are of no architectural or historical interest and do not make a positive contribution to the character or appearance of the area may help to protect and enhance sites, features and areas of historical, archaeological and cultural value in both rural and urban areas. Replacement buildings would be strictly controlled to ensure that a positive contribution is made to the Conservation Area.	This option, if allowing the demolition of any building within a Conservation Area, would not help to protect sites, features and areas of historical, archaeological and cultural value in both urban and rural areas, as this option would allow the demolition of existing buildings in the Conservation Area as long as the replacement building is of significant architectural value. It would therefore be detrimental to the cultural heritage of the District.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
	Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Allowing the demolition of buildings within Conservation Areas that are of no architectural or historical interest and do not make a positive contribution to the character or appearance of the area may help to enhance the range and quality of the public realm, as only buildings of a poor architectural quality with no historic value would be permitted to be replaced, and buildings of a high quality and that are sympathetic to the local area would be permitted.	Allowing the demolition of any building within a Conservation Area may not seek to enhance the range and quality of public realm, as this option could result in the loss of historically or architecturally important buildings which have group value and/or make an important contribution to the character, streetscene and sense of place.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	Allowing the demolition of buildings within Conservation Areas that are of no architectural or historical interest could potentially reduce pressure to develop on the urban fringe.	Allowing the demolition of buildings within Conservation Areas could potentially reduce pressure to develop on the urban fringe. This would need to be weighed against the loss of buildings of historic and/or architectural importance.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
		Will it preserve and/or enhance townscape character and value?	Allowing the replacement of buildings that are not of architectural or historical value to the Conservation Area would have a positive impact on the preservation and enhancement of townscape character and value.	Allowing the replacement of buildings in a Conservation Area would have a negative impact on the preservation and enhancement of townscape character and value, as important buildings of architectural and/or historical interest may be lost.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	Allowing the demolition of buildings within Conservation Areas that are of no architectural or historical interest could potentially reduce pressure to develop on Green Belt and agricultural land.	Allowing the demolition of buildings within Conservation Areas could potentially reduce pressure to develop on Green Belt and agricultural land. This would need to be weighed against the loss of buildings of historic and/or architectural importance.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.

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		DM8 – Demolition within Conservation Areas		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Will the best and most versatile agricultural land be protected?	Allowing the demolition of buildings within Conservation Areas that are of no architectural or historical interest could potentially reduce pressure to develop on the best and most versatile agricultural land.	Allowing the demolition of buildings within Conservation Areas could potentially reduce pressure to develop on the best and most versatile agricultural land. This would need to be weighed against the loss of buildings of historic and/or architectural importance.	
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	Allowing the replacement of buildings that are not of architectural or historical value to the Conservation Area would have a positive impact on the preservation and enhancement of local character/vernacular.	Allowing the replacement of buildings in a Conservation Area would have a negative impact on the preservation and enhancement of local character/vernacular, as important buildings of architectural and/or historical interest may be lost.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM8 – Demolition within Conservation Areas	
			Preferred Option	Alternative Option
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing development on the edge of Conservation Areas may help to regenerate and enhance the existing rural and urban communities particularly given the considerations set out in this option, such as having regard to the impact on the streetscene, and the impact of changing building materials, window alterations etc. It is recommended, however, that the section heading, supporting text and option heading are amended to make it clear what exactly this option relates to (i.e. the area outside but close to the boundary of a Conservation Area). This would ensure clarity and avoid misinterpretation.	Restricting the development that can take place on the edge of a Conservation Area may hinder the regeneration and enhancement of existing rural and urban communities. Taking a more restrictive approach to development on the edge of a Conservation Area may not be enhanced or regenerated in any way which may be detrimental to the area.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
		Preferred Option	Alternative Option
	Will it meet the needs of an ageing population?	Allowing additional development on the edge of Conservation Areas may help to meet the needs of an ageing population as new dwellings have to meet the Lifetimes Homes Standard as set out elsewhere in the LDF. This means that any additional dwellings are more likely to meet the needs of an ageing population.	A more restrictive approach to development on the edge of a Conservation Area has the potential to reduce opportunities for development to take place that meets the needs of an ageing population.
	Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
	Will income and quality-of-life disparities be reduced?	Depending on the quantity of additional dwellings built, affordable homes may be made available. This will reduce income and quality of life disparities as the dwellings will be more affordable. Allowing development on the edge of Conservation Areas therefore has the potential to help reduce income and quality of life disparities.	Restricting development on the edge of Conservation Areas would not help to reduce income and quality of life disparities as affordable homes may not be provided and consequently some people may then not be able to afford to buy a home and/or live in a Conservation Area.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Allowing some additional development on the edge of Conservation Areas would help to ensure the delivery of high quality, safe and inclusive design. This is likely to be the case given the considerations set out within this option, which states that building materials, window alterations, extensions and alterations to the buildings appearance should take into consideration the potential impact on the adjacent Conservation Area. It is recommended, however, that the second paragraph of this option is amended to make this clearer and to avoid misinterpretation. This would further aid the delivery of good design.	Development on the edge of a Conservation Area can impact on its character, and a more restrictive approach would not help to ensure the delivery of high quality, safe and inclusive design as additional buildings may not be permitted. The existing buildings may not be of a safe, inclusive and high quality design.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
			Preferred Option	Alternative Option
	Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Allowing development on the edge of Conservation Areas may help to increase the range and affordability of housing for all social groups. The specifications within this option state that any development should adhere to the set guidelines within the plan which in turn should ensure that there are a mix of building types and tenures.	Restricting development on the edge of Conservation Areas is unlikely to increase the range and affordability of dwellings as it is likely that fewer dwellings would be built.
		Will a mix of housing types and tenures be promoted?	Potentially, a mix of housing types and tenures could be promoted as additional dwellings may, with strict controls in place, be of a different housing type and tenure to that which was originally there.	Restricting development on the edge of Conservation Areas may not help to promote a mix of housing types and tenures as the number of dwellings that may be constructed on the edge of Conservation Areas is likely to be minimal.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	Allowing some additional development on the edge of Conservation Areas would help to ensure the delivery of high quality design. This is likely to be the case given the considerations set out within this option, which states that building materials, window alterations, extensions and alterations to the buildings appearance should take into consideration the potential impact on the adjacent Conservation Area.	Development on the edge of a Conservation Area can impact on its character, and a more restrictive approach would not help to ensure the delivery of high quality design as additional buildings may not be permitted. The existing buildings may not be of a safe, inclusive and high quality design.
		Is there sustainable access to key services?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
			Preferred Option	Alternative Option
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	It is likely that any new dwelling would meet resident's needs in terms of sheltered and lifetime homes due to the considerations set out in this option and the plan.	It is likely that any new dwelling would meet resident's needs in terms of sheltered and lifetime homes due to the considerations set out in this option. However if the number or design of additional dwellings on the edge of a Conservation Area is restricted it is less likely that the needs of the residents in terms of sheltered and lifetime homes would be met.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The District's Conservation Areas are primarily located within town and village centres. Permitting appropriate development on the edge of a Conservation Area would therefore promote and enhance existing centres by focusing development in close proximity to such centres.	The District's Conservation Areas are primarily located within town and village centres. Restricting development on the edge of a Conservation Area may therefore not promote and enhance existing centres by directing development away from such centres.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.

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		DM9 – Development on the edge of Conservation Areas		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.	
	Does it secure more opportunities for residents to work in the District?	No impact.	No impact.	
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.	
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
		Preferred Option	Alternative Option
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option has the potential to direct development towards areas where large volumes of people and transport movements are located.	This option has the potential to restrict development within areas where large volumes of people and transport movements are located.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
			Preferred Option	Alternative Option
	Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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		DM9 – Development on the edge of Conservation Areas		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.	
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	Allowing development on the edge of a Conservation Area has the potential to help enhance sites, features and areas of historical, archaeological and cultural value in both rural and urban areas. New buildings would be strictly controlled to ensure that a positive contribution is made to the Conservation Area.	This option may help to protect sites, features and areas of historical and cultural value in both rural and urban areas as there would be significant restrictions on the additional dwellings allowed on the edge of a Conservation Area.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This option places restrictions on the type of building that may be constructed on the edge of a Conservation Area, and as such, it may help to enhance the range and quality of the public realm.	Restricting development on the edge of a Conservation Area may help to enhance the range and quality of the public realm as limited additional dwellings would be permitted.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
			Preferred Option	Alternative Option
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
		Will it preserve and/or enhance townscape character and value?	Allowing additional development on the edge of Conservation Areas may help to preserve and enhance the townscape character and value as the additional buildings would be strictly controlled to be in keeping with the existing area.	Restricting additional development on the edge of Conservation Areas may help to preserve and enhance the townscape character and value as any additional buildings would be strictly controlled to be in keeping with the existing area.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.

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		DM9 – Development on the edge of Conservation Areas		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.	
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.

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		DM9 – Development on the edge of Conservation Areas		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option would permit appropriate development on the edge of Conservation Areas, which would ensure the re-use of previously-developed land and therefore take the pressure off Green Belt and agricultural land.	This option would restrict development on the edge of Conservation Areas, which would not ensure the re-use of previously-developed land. It is unlikely that this option would take the pressure off Green Belt and agricultural land.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	This option would permit appropriate development on the edge of Conservation Areas, which would ensure the re-use of previously-developed land and therefore take the pressure off the best and most versatile agricultural land.	This option would restrict development on the edge of Conservation Areas, which would not ensure the re-use of previously-developed land. It is unlikely that this option would take the pressure off the best and most versatile agricultural land.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM9 – Development on the edge of Conservation Areas	
			Preferred Option	Alternative Option
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	Allowing additional development on the edge of Conservation Areas may help to preserve and enhance local character/vernacular as the additional buildings would be strictly controlled to be in keeping with the existing area.	Restricting additional development on the edge of Conservation Areas may help to preserve and enhance local character/vernacular as any additional buildings would be strictly controlled to be in keeping with the existing area.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

Appendix 2 – The Green Belt and Countryside

	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Supporting existing lawfully established businesses in the Green Belt would help to regenerate existing rural and urban communities in that such businesses would be encouraged to thrive.	Less restriction on the expansion of existing lawfully established businesses in the Green Belt would help to ensure the regeneration and enhancement of existing rural and urban communities through encouraging the growth of such businesses. However taking a less restrictive approach could result in negative impacts on the Green Belt particularly in terms of impact on openness.
				A more restrictive approach on the size and extent of extensions to businesses in the Green Belt may not help to ensure the regeneration and enhancement of existing and rural communities, as this approach would not encourage businesses already located in the Green Belt.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
		Preferred Option	Alternative Options
	Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	The encouragement of existing lawfully established businesses in the Green Belt would potentially seek to enhance the skills and qualifications of the local community by providing more opportunity for employment in rural areas.	The encouragement of existing lawfully established businesses within the Green Belt with less restriction over the size of the extension may help to enhance the qualifications and skills of the local community, although this may be at the expense of loss of Green Belt land.
			There would be less opportunity for the enhancement of qualifications and skills within the local community if there is less encouragement and increased restrictions on extensions to existing lawfully established businesses in the Green Belt.
	Will income and quality-of-life disparities be reduced?	Supporting existing lawfully established businesses in the Green Belt may help to reduce income and quality of life disparities as there may be increased employment opportunities, which may help to increase income in the local area.	Increasing employment opportunities by supporting the extension of existing lawfully established businesses may help to reduce income disparities. However unnecessary loss of Green Belt land may not help to reduce the quality of life disparities.
			It is unlikely that income and quality of life disparities will be reduced if there are increased restrictions placed on extensions to existing lawfully established businesses in the Green Belt. There would be fewer opportunities for business growth and consequently fewer employment and income opportunities.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Criteria set within this option would ensure the delivery of high quality, safe and inclusive design that is in keeping with the existing area.	Allowing an increased limit for extension to existing lawfully established businesses in Green Belt would still allow for the delivery of high quality, safe and inclusive design as long as the criteria specifying that are kept in this option.
				Increased restrictions on the expansion of existing lawfully established businesses may not help to ensure the delivery of high quality, safe and inclusive design as there would be restrictions as to the size and extent of the building, making it more difficult to produce buildings of a high quality, safe and inclusive design.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Transport methods are set out as a consideration within this option and a requirement is that the type and volume of generated traffic is appropriate to the highway network. There is potential that green infrastructure and networks could be promoted.	Fewer restrictions on the size of extensions may result in large businesses with an increase in transport movements. The extension of a business to larger premises may result in the requirement of a green travel plan however, and so there would be potential to promote or enhance green infrastructure and networks.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
				Is it unlikely that green infrastructure and networks would be promoted and/or enhanced as businesses would find it more difficult to expand and as such there would be less funding for promotion of and less need for a green infrastructure and networks serving the business.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
	Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option does not focus on existing town centres but does focus on existing areas of business use within the Green Belt, where this is appropriately sited. This would promote and enhance these areas.	This option does not focus on existing town centres but does focus on existing areas of business use within the Green Belt, where this is appropriately sited. This would promote and enhance these areas.
		Will it improve business development?	This option is supportive of existing lawfully established businesses in the Green Belt and as such would help to improve business development. It is recommended, however, that additional supporting text is added to explain what the 'original building' in this option refers to. This would make this clearer and avoid misinterpretation. It is also recommended that the 25% threshold for extensions referred to in the supporting text should be included within this option should it be taken forward.	With a more restrictive approach to the extension of lawfully established businesses in the Green Belt, business development may be directed towards existing centres, as development opportunities would be more restricted in the Green Belt.
				A less restrictive approach would be supportive of existing lawfully established businesses in the Green Belt and as such would help to improve business development.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option seeks to support existing businesses in the Green Belt which, dependent on the business, type may help to enhance consumer choice and meet the needs of the entire community.	It is unlikely that business development would be improved in the Green Belt with a more restrictive approach, although there would be an increased move towards the more urban centres to develop businesses, which may help business development in the centres.
				A less restrictive approach would support existing businesses in the Green Belt which, dependent on the business type, may help to enhance consumer choice and meet the needs of the entire community.
				No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
		Preferred Option	Alternative Options
	Does it promote mixed use and high density development in urban centres?	This option does not seek to promote mixed use and high density development in urban centres as this option is focused on Green Belt areas.	This option does not seek to promote mixed use and high density development in urban centres as this option is focused on Green Belt areas. No impact.
	Does it promote a wide variety of jobs across all sectors?	This option seeks to support existing businesses in the Green Belt which could help to promote a wide variety of jobs across all sectors.	A less restrictive approach would support existing businesses in the Green Belt which has the potential to help promote a wide variety of jobs across all sectors.
			A more restrictive approach would place restrictions on business development in the Green Belt, thus placing some restriction on creation of a wide variety of jobs across all sectors.
	Does it secure more opportunities for residents to work in the district?	This option seeks to support existing businesses in the Green Belt which would help to secure more employment opportunities for the Districts residents.	A less restrictive approach would support existing businesses in the Green Belt which would help to secure more employment opportunities for the Districts residents.
			A more restrictive approach would place restrictions on business development in the Green Belt, thus this would not secure more opportunities for residents to work in the District.
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
	Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Encouraging the development of existing lawfully established businesses in the Green Belt may help to reduce social exclusion by ensuring access to jobs and helping to reduce the need to out-commute.	Encouraging the development of existing lawfully established businesses in the Green Belt through taking a less restrictive approach to extensions may help to reduce social exclusion by ensuring access to jobs and helping to reduce the need to out-commute.
		Will it reduce the need to travel?	Encouraging the development of existing lawfully established businesses in the Green Belt may help to ensure access to jobs and therefore help to reduce the need to out-commute.	A more restrictive approach would not seek to encourage development of existing lawfully established businesses in the Green Belt and thus would not contribute positively to reducing social exclusion by ensuring access to jobs. Encouraging the development of existing lawfully established businesses in the Green Belt may help to ensure access to jobs and therefore help to reduce the need to out-commute.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
		Preferred Option	Alternative Options
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option supports existing lawfully established businesses in the Green Belt and, as such, is not focussed on encouraging development where large volumes of people and/or transport movements are located.	A less restrictive approach would support existing lawfully established businesses in the Green Belt and, as such, is not focussed on encouraging development where large volumes of people and/or transport movements are located.
			A more restrictive approach would restrict development in the Green Belt and thus can be said to be directing development towards the centres; where large volumes of people and/or transport movements are located.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	Supporting existing lawfully established businesses in the Green Belt may help to secure more opportunities for residents to work in the District, and as a result out commuting may then be reduced.	Supporting existing lawfully established businesses in the Green Belt through being less restrictive about extensions may help to secure more opportunities for residents to work in the District, and as a result out commuting may then be reduced.
			A more restrictive approach would not seek to encourage development of existing lawfully established businesses in the Green Belt and, as such, does not secure more opportunities for residents to work in the District, and does not seek to reduce the levels of out commuting.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	Specifications within this option state that there should be no detrimental impact on areas of nature conservation interest, landscape character or valuable agricultural land or residential amenity. This would result in areas of special importance, particularly in terms of nature conservation, being conserved.	A less restrictive approach to extensions of lawfully established businesses in the Green Belt may, depending on the size of the building in question, have a negative impact on natural/semi natural habitats.
				A more restrictive approach would restrict development in the Green Belt and thus potentially direct such development away from natural and semi-natural habitats.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
				The increased restriction of extensions to lawfully established business in the Green Belt is likely to help to conserve and enhance species diversity as development would be directed away from Green Belt areas and towards more urban areas.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
		Preferred Option	Alternative Options
	Will it maintain and enhance sites designated for their nature conservation interest?	Specifications within this option state that there must be no detrimental impact on areas of nature conservation interest, landscape character or valuable agricultural land or residential amenity. This would result in areas of special importance being conserved.	<p>A less restrictive approach to extensions of lawfully established businesses in the Green Belt may, depending on the size of the building in question, have a negative impact on sites designated for their nature conservation interest.</p> <p>A more restrictive approach would restrict development in the Green Belt and thus potentially direct such development away from sites designated for their nature conservation interest.</p>
	Will it conserve and enhance sites of geological significance?	No impact.	No impact.
	Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
	Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option does not consider the potential impact of extensions to existing business premises on the historic environment. It is recommended, however, that the impact on the historic environment is included within this option.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
		Preferred Option	Alternative Options
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	Specifications within this option state that there must be no detrimental impact on areas of nature conservation interest, landscape character or valuable agricultural land or residential amenity. This would ensure that the potential impact of proposals on landscape character is taken into consideration, however, depending on the size of the original building there is potential for the extension of business premises to have a significant impact on landscape character, particularly in more sensitive areas, and the openness of the Green Belt.	<p>A less restrictive approach to extensions of lawfully established businesses in the Green Belt would, depending on the size of the building in question, have a significant negative impact on landscape character, particularly in more sensitive areas, and the openness of the Green Belt.</p> <p>A more restrictive approach to extensions of lawfully established businesses would restrict development in the Green Belt and potentially direct business development towards urban areas. This could therefore have a positive impact on landscape character, particularly in more sensitive areas, and the openness of the Green Belt. Rather than supporting potentially significant extensions to existing business premises in the Green Belt for all original buildings regardless of their size, it is recommended that the supporting text of the preferred option is amended to remove the 25% allowance and include text on determining such applications on a case by case basis. This would ensure that there is a greater positive impact on landscape character and the openness of the Green Belt through balancing this against the needs of the business in question, the potential size of the building with an extension and PPG2.</p>
	Will it preserve and/or enhance townscape character and value?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option is unlikely to ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites as this option is focused on existing lawful businesses in the Green Belt. However, this option strives to ensure that the Green Belt is protected as far as practicable.	<p>A less restrictive approach is unlikely to ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites as this option is focused on existing lawfully established businesses in the Green Belt.</p> <p>A more restrictive approach is unlikely to ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites as this option is focused on existing lawfully established businesses in the Green Belt. However this option strives to ensure that the Green Belt is protected as far as practicable and places restrictions on the areas that can be used for business development, thus directing development away from Green Belt.</p>
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	One of the criteria within this option states that any development must not be to the detriment of valuable agricultural land thus ensuring that the best and most versatile agricultural land would be protected.	<p>One of the criteria within the preferred option states that any development should not be to the detriment of valuable agricultural land thus ensuring that the best and most versatile agricultural land would be protected. Given that there is less restriction on the size of the site with the alternative option to be less restrictive about extensions, however, it is important that the criteria specifying the protection of the best and most versatile agricultural land is protected is adhered to. Permitting, potentially substantial extensions to business premises could still negatively impact on agricultural land.</p> <p>One of the criteria within the preferred option states that any development should not be to the detriment of valuable agricultural land thus ensuring that the best and most versatile agricultural land would be protected. Increased restrictions placed on the extent of extensions to the businesses in the Green Belt would help to protect the best and most versatile agricultural land.</p>
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	One of the criteria set within this option is that the scale, design and materials of the existing building is respected which would also help to ensure that the local character and vernacular are preserved and where possible enhanced.	One of the criteria set within the preferred option is that the scale, design and materials of the existing building is respected which would also help to ensure that the local character and vernacular are preserved and where possible enhanced. If there are fewer restrictions as to the size of the extension there is more of a risk that the local character/vernacular would be impacted.
				One of the criteria set within the preferred option is that the scale, design and materials of the existing building is respected which would also help to ensure that the local character and vernacular are preserved and where possible enhanced. If there are increased restrictions as to the size of the extension there is less of a risk that the local character/vernacular would be impacted.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM10 – Existing Businesses in the Green Belt	
			Preferred Option	Alternative Options
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Supporting rural diversification, where appropriate, would help to ensure the regeneration and enhancement of existing rural and urban communities through allowing businesses to change to reflect changes in consumer preferences and the economy. It is recommended, however, that 'agricultural buildings' within the supporting text should be amended to 'agricultural and rural buildings' to ensure that this option encompasses a range of agricultural and non-agricultural buildings. Where 'agricultural and farm buildings' is referred to in the plan, these should also be amended accordingly to ensure consistency.	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	Rural diversification may help to enhance the qualifications and skills of the local community as the number and type of businesses in the more rural areas may provide different employment opportunities for the local community.	No impact.
		Will income and quality-of-life disparities be reduced?	Rural diversification may help to reduce the income and quality of life disparities as the number and type of businesses in the more rural areas may provide different employment opportunities for the local community.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Although the design of any buildings is not specifically mentioned within this option, it is covered elsewhere in the plan. This would ensure that the delivery of high quality, safe and inclusive design is promoted. This option also seeks to ensure that existing buildings are utilised rather than encourage the development of new buildings in the Green Belt.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	Supporting rural diversification may have the potential to increase noise pollution due to potential additional traffic movements generated through the alternative use. However, the potential for additional activity and traffic movements are set out within this option and would be taken into consideration in the determination of applications.	No impact.
		Will it minimise light pollution?	Supporting rural diversification may have the potential to increase light pollution in rural areas, depending on the alternative use. This option could be strengthened further through the inclusion of light pollution as a consideration; however, this issue is covered elsewhere in the LDF.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option does not seek to promote and enhance existing centres by focusing development in such centres, as this option is concerned mainly with rural diversification in the Green Belt, which would not seek to direct development towards urban centres.	No impact
		Will it improve business development?	Encouraging appropriate rural diversification would improve business development as there would be increased opportunities to promote businesses, or alter businesses to reflect changing markets etc.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	There is the potential for this option to ensure that the needs of the community are met as there would be increased opportunities to diversify businesses in rural areas, which may help to meet the needs of the rural community.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
		Preferred Option	Alternative Options
	Does it promote mixed use and high density development in urban centres?	Supporting rural diversification, where appropriate, would not promote mixed use and high density development in urban centres as businesses that may previously have been forced to move into more urban areas may now be permitted to function in more rural areas.	No impact.
	Does it promote a wide variety of jobs across all sectors?	Rural diversification may help to promote a wide variety of jobs across all sectors as rural diversification may provide more employment opportunities for residents in a wider variety of sectors.	No impact.
	Does it secure more opportunities for residents to work in the district?	Supporting rural diversification, where appropriate, may secure more opportunities for residents to work in the District as this would give increased opportunities for business use and business development in more rural areas.	No impact.
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Supporting rural diversification would contribute positively to reducing social exclusion as there may be an increase in employment opportunities in the District and thus enhanced access to jobs.	No impact.
		Will it reduce the need to travel?	The implementation of this option may result in increased employment and shopping and leisure opportunities within rural areas which may in turn help to reduce the need to travel as residents would not need to venture into the urban centres in order to use these services.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option does not seek to locate development where large volumes of people and / or transport movements are located as the focus is on rural diversification which may result in encouraging development away from the more urban areas, if it is appropriate.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
		Preferred Option	Alternative Options
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	Rural diversification may help to enable access for all sections of the community as there may be an increase of business/shopping/leisure facilities within rural areas, meaning that residents of these areas may not need to travel to the more urban areas. Conversely however it may result in those living in more urban areas needing to travel further.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	Supporting and encouraging rural diversification may secure more opportunities for residents to work in the District thus reducing out commuting. This is because there may be an increase in businesses and thus local employment opportunities.	No impact.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	Specifications within this option would ensure that natural and semi natural habitats would be protected.	Disregarding the different grades of agricultural land may direct development away from natural/semi natural habitats. Impact on the openness of the Green Belt and character of the countryside would still be considered with this option.
				Disregarding the different landscape character areas may not have a negative impact on natural/semi natural habitats. Impact on the openness of the Green Belt and character of the countryside would still be considered with this option.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	Specifications within this option would ensure that species diversity and protected and priority species would be protected.	Disregarding the different grades of agricultural land may not have a negative impact on species diversity and protected and priority species, as the impact on nature consideration interests would still be considered within this option.
				Disregarding the different landscape character areas may not have a negative impact on species diversity and protected and priority species, as the impact on nature consideration interests would still be considered within this option.
		Will it maintain and enhance sites designated for their nature conservation interest?	Specifications within this option would ensure that sites designated for their nature conservation interest would be protected.	Disregarding the different grades of agricultural land may not have a negative impact on sites designated for their nature conservation interest, as these would continue to be taken into consideration in the determination of applications for rural diversification.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
				Disregarding the different landscape character areas may not have a negative impact on sites designated for their nature conservation interest, as these would continue to be taken into consideration in the determination of applications for rural diversification.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option does not specifically consider the potential impact of rural diversification opportunities on the historic environment. This option could be further strengthened by the inclusion of a reference to the historic environment.	Disregarding the different grades of agricultural land may not help to protect and enhance sites features and areas of historical archaeological and cultural value in both rural and urban areas.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
				Disregarding the different landscape character areas may not help to protect and enhance sites features and areas of historical archaeological and cultural value in both rural and urban areas.
		Will it support locally-based cultural resources and activities?	No impact	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	This option has the potential to contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	This option has the potential to reduce the amount of derelict, degraded and underused land in rural areas.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option includes a specific criterion to ensure that the sensitivity of the landscape character area in which proposals for rural diversification are situated is taken into consideration in the determination of applications. This has the potential to ensure that the landscape character areas of the plan area would be conserved.	No impact. Disregarding the different landscape character areas would not help to conserve them, and may as a consequent result in a detrimental impact, particularly in more sensitive areas.
		Will it preserve and/or enhance townscape character and value?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	This option seeks to take into consideration potential impact on the different grades of agricultural land. It is recommended, however, that the term 'agricultural potential' within this option is amended to 'agricultural value' to make this clearer.	The best and most versatile agricultural land would not be protected if the different grades of agricultural land are disregarded when considering proposals for rural diversification. This may as a consequent result in a detrimental impact on areas of the best and most versatile agricultural land.
			No impact.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM11 – Rural Diversification	
			Preferred Option	Alternative Options
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	No impact.	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing the reuse or adaptation of existing agricultural buildings in the Green Belt may help to regenerate and enhance existing rural communities as this has the potential to support additional business uses in rural areas, with the potential to contribute to their regeneration.	Allowing buildings in the Green Belt of the same height or less than existing has the potential to have a negative impact on the regeneration and enhancement of existing rural communities, as restricting the height of the building, in particular, may place restrictions as to the type of alternative use of the building.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Allowing the reuse or adaptation of existing agricultural buildings in the Green Belt may help to ensure the delivery of high quality, safe and inclusive design through consideration of the appearance of the building in terms of its form, bulk and general design, and taking into account whether this is in-keeping with its surroundings. It is recommended, however, that 'original building' referred to in this option should have the same definition as elsewhere in the plan (relating to agricultural or rural buildings) to ensure consistency and avoid misinterpretation. As such '(at the date of application)' should be removed from this option.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.

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		DM12 – Conversion of Existing Agricultural Buildings in the Green Belt		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Will it minimise noise pollution?	The reuse or adaptation of existing agricultural buildings may have the potential to increase noise pollution due to potential additional traffic movements generated through the alternative use. However, the potential for additional activity and traffic movements are set out within this option and would be taken into consideration in the determination of applications.	No impact.	
	Will it minimise light pollution?	The reuse or adaptation of existing agricultural buildings may have the potential to increase light pollution in rural areas, depending on the alternative use. This option could be strengthened further through the inclusion of light pollution as a consideration; however, this issue is covered elsewhere in the LDF.	No impact.	
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact. This option does not support the conversion of existing agricultural buildings for residential use as set out in the supporting text. However, this should be further explained and this should be explicitly set out in this option to make it clearer and avoid misinterpretation.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option does not focus development in existing centres as this option is concerned with the conversion of existing agricultural buildings in the Green Belt.	No impact.
		Will it improve business development?	This option has the potential to improve business development as conversion of existing agricultural buildings may result in additional business opportunities in more rural areas, through for example supporting rural diversification.	Whilst this option still has the potential to improve business development as conversion of existing agricultural buildings may result in additional business opportunities in rural areas, through for example supporting rural diversification. Such opportunities may be more limited if there were to be a restriction on the height of converted buildings.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
		Preferred Option	Alternative Option
	Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option has the potential to enhance consumer choice as conversion of existing agricultural dwellings may result in additional business opportunities in more rural areas, which may lead to an enhanced consumer choice.	Whilst this option still has the potential to improve business development as conversion of existing agricultural buildings may result in additional business opportunities in rural areas, through for example supporting rural diversification. Such opportunities may be more limited if there were to be a restriction on the height of converted buildings, which could impact on consumer choice.
	Does it promote mixed use and high density development in urban centres?	No impact.	No Impact.
	Does it promote a wide variety of jobs across all sectors?	The conversion of existing agricultural buildings may help to provide a wide variety of jobs across all sectors, as there may be increased opportunities for businesses of different types using converted agricultural buildings.	The conversion of existing agricultural buildings may help to provide a wide variety of jobs across all sectors as there may be increased opportunities for businesses of different types using converted agricultural buildings. However, restricting the height of the buildings (potentially to a lower height) may restrict the variety of business types that can be located in more rural areas.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Does it secure more opportunities for residents to work in the district?	There is potential for this option to help secure more opportunities for residents to work in the District as there may be an increase in opportunities for business development, and consequently a potential increase in local employment opportunities.	There is potential for this option to help secure more opportunities for residents to work in the District as there may be an increase in opportunities for business development, and consequently a potential increase in local employment opportunities. However potentially limiting the height of the building may restrict the number of employment opportunities that may become available to local residents as the type and size of any business that may wish to locate in a converted existing agricultural building may be restricted.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	This option has the potential to increase access to jobs and services and facilities (depending on the proposed use) which may have a positive impact on social inclusion.	This option has the potential to increase access to jobs and services and facilities (depending on the proposed use) which may have a positive impact on social inclusion.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
		Preferred Option	Alternative Option
	Will it reduce the need to travel?	By allowing conversion of existing agricultural buildings in the Green Belt the need to travel may be reduced as there may be increased employment opportunities within more rural areas, leading to increased employment opportunities and thus a reduction in the need to travel.	By allowing conversion of existing agricultural buildings in the Green Belt the need to travel may be reduced as there may be increased employment opportunities within more rural areas, leading to increased employment opportunities and thus a reduction in the need to travel.
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option does not focus development in existing centres as this option is concerned with the reuse or adaptation of existing agricultural buildings in the Green Belt.	This option does not focus development in existing centres as this option is concerned with the reuse or adaptation of existing agricultural buildings in the Green Belt.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	By allowing conversion of existing agricultural buildings in the Green Belt there may be an increase in opportunities to work in the District as there may be increased potential to convert existing agricultural buildings to businesses thus creating more employment opportunities.	By allowing conversion of existing agricultural buildings in the Green Belt there may be an increase in opportunities to work in the District as there may be increased potential to convert existing agricultural buildings to businesses thus creating more employment opportunities. Restricting the height of the conversions, however, may restrict the number of opportunities to work in the District as there may be some restriction on the size and type of business that can locate there.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option seeks to ensure that the potential impact of a conversion on nature conservation interests is taken into consideration.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This option seeks to ensure that the potential impact of a conversion on nature conservation interests is taken into consideration.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	This option seeks to ensure that the potential impact of a converting an existing agricultural building on nature conservation interests is taken into consideration in the determination of proposals.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option sets out specific criteria in relation to proposals for the conversion of listed agricultural buildings to ensure that sites, features and areas of historical archaeological and cultural value in rural areas are protected and where appropriate enhanced. Whilst this option supports the conversion of listed agricultural buildings, however, it should be further reinforced in the supporting text that this option complements the potential for rural diversification in the Green Belt, but it does not support the resurrection of redundant agricultural and rural buildings. The objectives of this option could be further strengthened by the inclusion of a reference to locally listed agricultural and rural buildings to ensure that the same consideration is given to Listed Buildings and those on the Local List in the determination of proposals.	Permitting the lowering of heights for agricultural and rural buildings could have a negative impact on the character of the buildings.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	The conversion of existing agricultural buildings may help to reduce the amount of derelict, degraded and underused land in the District. However, whilst this option supports the conversion of listed agricultural buildings it should be further reinforced in the supporting text that this option complements the potential for rural diversification in the Green Belt, but it does not support the resurrection of redundant agricultural and rural buildings.	The conversion of existing agricultural buildings may help to reduce the amount of derelict, degraded and underused land in the District.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	Existing agricultural buildings would already have an impact on landscape character, and although landscape character is not set out within the criteria of this option, the impact of the proposed use (in terms of additional activity and traffic movements and impact on the Green Belt) and the requirement that the proposal should not exceed the existing footprint of the original building, would be taken into consideration in the determination of applications. This could ensure a positive impact on landscape character.	As with the preferred option, existing agricultural buildings would already have an impact on landscape character, and although landscape character is not set out within the criteria of the preferred option, the impact of the proposed use (in terms of additional activity and traffic movements and impact on the Green Belt) and the requirement that the proposal should not exceed the existing footprint of the original building, would be taken into consideration in the determination of applications. This could ensure a positive impact on landscape character.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Will it preserve and/or enhance townscape character and value?	The specifications within this option state that the proposals should not exceed the original footprint, thus ensuring that townscape character and value are preserved and/or enhanced.	The specifications within the preferred option state that the proposals should not exceed the original footprint, thus ensuring that townscape character and value are preserved and/or enhanced. Restrictions on the height of the buildings within the Green Belt would assist in maintaining the openness of the Green Belt.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option would help to ensure that the re-use of previously-developed land in preference to Greenfield sites is prioritised as this option specifies that the existing footprint of the original building must not be exceeded, therefore ensuring that the Green Belt is not further encroached upon.	As with the preferred option, this option may help to ensure that the re-use of previously-developed land in preference to Greenfield sites is prioritised as the preferred option specifies that the existing footprint of the original building must not be exceeded, therefore ensuring that the Green Belt is not further encroached upon.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM12 – Conversion of Existing Agricultural Buildings in the Green Belt	
			Preferred Option	Alternative Option
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The promotion of green tourism would help with the regeneration and enhancement of rural and urban communities, as there would be increased opportunities for additional people to visit the District, increased footfall in rural and urban areas, and increased spending within the District.	Disregarding the different grades of agricultural land would not help to ensure the regeneration and enhancement of existing rural and urban communities because it may result in the best and most versatile agricultural land being utilised for green tourism, to the detriment of its agricultural use. Furthermore, this would discourage the poorest agricultural land being utilised for a use which may be more productive. Disregarding the different landscape character areas may not help to ensure the regeneration and enhancement of existing rural and urban communities through not taking into consideration the sensitivity of different areas to change.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Examples of green tourism are fishing and walking, which in general may be open to all members of society thus promoting equal opportunities. Conversely, green tourism development may not necessarily be accessible to all, due to the likely more isolated nature of development its promotion would engender.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Will it meet the needs of an ageing population?	Nominal impact. The promotion of green tourism may entail tourism development in more isolated locations which may be less accessible to elderly members of the community.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	Rochford District is a generally affluent area. However, at the ward level there is some evidence of an economic divide between urban and rural areas, with the latter less affluent than the former. The promotion of green tourism would encourage economic development within such areas and thus help reduce disparities.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Will it improve health and reduce health inequalities?	Promotion of green tourism may help to improve and reduce health inequalities as walking and other outdoor pursuits may be made more available and therefore may help to reduce health inequalities, as increased free exercise opportunities are made available.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	Promotion of green tourism may help to improve and reduce health inequalities as walking and other outdoor pursuits may be made more available and therefore may help to reduce health inequalities, as increased free exercise opportunities are made available.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	The promotion of green tourism may lead to an increase in green infrastructure provision through additional or enhanced footpaths, cycle paths and bridleways.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
	Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	It is unlikely that green tourism would promote and enhance existing development in such centres, as development would be limited and focused more on the more rural areas of the District.	No impact.
		Will it improve business development?	There is the potential for the promotion of green tourism to improve business development in the District through increased footfall and the potential encouragement of associated businesses - fishing equipment, outdoor clothing etc.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
		Preferred Option	Alternative Options
	Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
	Does it promote mixed use and high density development in urban centres?	This option is unlikely to promote mixed use and high density development in urban centres as green tourism would be mainly focused in more rural areas.	No impact.
	Does it promote a wide variety of jobs across all sectors?	There is the opportunity for this option to help promote a wide variety of jobs across all sectors in the District as there may be an increased demand for different services and businesses as a consequence of increased green tourism.	No impact.
	Does it secure more opportunities for residents to work in the district?	There is the potential for this option to help secure more opportunities for residents to work in the District through increased opportunities for business development and local employment opportunities.	No impact.
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	Whilst green tourism has the potential to encourage and increase walking, it may also lead to development in more isolated areas which can only be realistically accessed by car. Green tourism developments are unlikely to be focussed within an area such that they generate demand, and therefore provision, of public transport.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	Whilst green tourism has the potential to encourage and increase walking, it may also lead to development in more isolated areas which can only be realistically accessed by car.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	This option is likely to enable access to green infrastructure and the wider natural environment as the wider natural environment is likely to be promoted as a naturally available leisure facility.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	It is likely that this option would conserve and enhance natural and semi natural habitats, although this would need to be well managed with regards to increased visitors and increased usage of footpaths and the wider natural area.	Disregarding the different grades of agricultural land may direct green tourism development away from natural/semi natural habitats. Impact on the openness of the Green Belt and character of the countryside would still be considered with this option. Disregarding the different landscape character areas may not have a negative impact on natural/semi natural habitats. Impact on the openness of the Green Belt and character of the countryside would still be considered with this option.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
		Preferred Option	Alternative Options
	Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	It is likely that this option would conserve and enhance species diversity and protected and priority species, although this would need to be well managed with regards to increased visitors and increased usage of footpaths and the wider natural area.	Disregarding the different grades of agricultural land may conserve and enhance species diversity through directing green tourism away from more sensitive areas. Disregarding the different landscape character areas may direct green tourism towards areas which are more sensitive which could have a negative impact on species diversity. Impact on nature conservation, however, would still be considered.
	Will it maintain and enhance sites designated for their nature conservation interest?	It is likely that this option would conserve and enhance sites designated for their nature conservation interest, although this would need to be well managed with regards to increased visitors and increased usage of footpaths and the wider natural area.	Disregarding the different grades of agricultural land may maintain and enhance sites designated for their nature conservation interest through directing green tourism away from these areas. Disregarding the different landscape character areas may direct green tourism towards areas which are more sensitive which could have a negative impact on sites designated for their nature conservation interest. Impact on nature conservation, however, would still be considered.
	Will it conserve and enhance sites of geological significance?	No impact.	No impact.
	Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	There is potential for green tourism development to incorporate the use of brownfield sites for wildlife interest.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	There is potential for green tourism to encourage the creation of new habitats.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	It is likely that this option would conserve and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas, although this would need to be well managed with regards to increased visitors and increased usage of footpaths and the wider natural area. The promotion of green tourism would mean there may be a greater economic incentive to preserve cultural, archaeological and historical features within rural areas. This option could be strengthened, however, through including reference to the historic environment.	No impact. If the different landscape character areas are disregarded in the development of green tourism, there is the potential that there would be a negative impact on historical, archaeological and cultural features within the different landscapes of the District which contribute towards their character.
		Will it support locally-based cultural resources and activities?	It is likely that this option would support locally based cultural resources and activities as this option is centred mainly on promoting the existing local cultural and natural resources and activities.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The promotion of green tourism development has potential to engender the creation of additional public open spaces.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	Green tourism activities, provided they are managed (as the preferred option advocates through taking into consideration, for example, the impact on areas of nature conservation interest, agricultural land value and landscape character) would contribute towards the effective and efficient use of land on the urban fringe.	Disregarding the different grades of agricultural in the development of green tourism may have a negative impact on the use of land on the urban fringe, particularly if directed towards an area of high quality agricultural land. Disregarding the different landscape character area types may lead to green tourism opportunities on the urban fringe, in areas less sensitive to development in terms of landscape, being overlooked in favour of more remote areas, where the landscape is more sensitive to development.
		Will it reduce the amount of derelict, degraded and underused land?	There may be derelict, degraded and underused land within more rural areas of the District. A positive approach to green tourism has the potential to bring such land back into use whilst being sensitive to the potential social and environmental impacts of such development in the Green Belt, particularly as criteria in this option includes impact on visual amenity, the highway network, and the character of the countryside and openness of the Green Belt.	Failure to consider the different grades of agricultural may cause green tourism development to be directed away from areas where they would have had the potential to make use of derelict, degraded or underused land. Failure to consider the landscape character areas may cause green tourism development to be directed away from areas where they would have had the potential to make use of derelict, degraded or underused land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option includes the criterion that green tourism would be permitted having regard to the sensitivity of the landscape character area in which the proposal is situated to the development proposed. This would ensure that the different landscape character areas are conserved.	No impact. Failure to consider the different landscape character areas has the potential to give rise to development which is harmful and fails to conserve the different landscape character areas of the District.
		Will it preserve and/or enhance townscape character and value?	No impact.	No impact.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
	Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	The promotion of green tourism has the potential to discourage the re-use of previously-developed land, as the approach within this option implies the development of greenfield sites. However, it is noted that this option encourages the re-use of existing buildings wherever possible.	No impact. Failure to consider the different landscape character areas is likely to have a nominal impact on whether previously developed land is used, although it may further discourage green tourism development on previously developed sites.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	This option has the potential to have some impact on soil quality.	Disregarding the different grades of agricultural land in the consideration of green tourism development may lead to development in areas where there is likely to be greater impact on soil quality.
				Disregarding the different landscape character areas in the consideration of green tourism development may lead to development in areas which could have a greater impact on soil quality.
		Will it promote the remediation of contaminated land?	It is unlikely that the approach within this option would promote the remediation of contaminated land.	Whilst the approach advocated within the preferred option is unlikely to promote the remediation of contaminated land, failing to direct green tourism away from the best and most versatile agricultural land is likely to further discourage the remediation of contaminated land for the purposes of green tourism, when alternative land is being equally encouraged.
No impact.				

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Will the best and most versatile agricultural land be protected?	This option seeks to take into consideration potential impact on the different grades of agricultural land. It is recommended, however, that the term 'agricultural potential' within this option is amended to 'agricultural value' to make this clearer.	Disregarding the different grades of agricultural land in the consideration of green tourism development may lead to the best and most versatile agricultural land being lost to such development. Disregarding the different landscape character areas may not ensure that the best and most versatile agricultural land is protected.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	Green tourism development is likely to entail increased car usage, leading to greater emissions. Although the likely scale of such development is such that the impact would be modest.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM13 – Green Tourism	
			Preferred Option	Alternative Options
		Will the local character/ vernacular be preserved and enhanced through development?	This option includes the criterion that the impact of proposals on the visual amenity of the surrounding area, which would ensure that local character and vernacular would be taken into consideration in proposals.	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option would support the development of small-scale equestrian facilities which could contribute towards the enhancement of rural communities, although the scale of such enhancements is likely to be modest.	Permitting large-scale equestrian development may further enhance rural communities, providing large-scale facilities with commercial potential.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	The impact of additional equestrian facilities in rural areas is likely to have some, albeit a fairly nominal, impact on reducing the disparities between commercial opportunities in rural and urban areas.	The impact of additional equestrian facilities in rural areas is likely to have some, albeit a fairly nominal, impact on reducing the disparities between commercial opportunities in rural and urban areas. Although, if larger scale equestrian facilities were to be permitted, the impact may be greater.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option includes criteria to ensure that the form and scale of the proposed development takes into consideration the potential impact on its surroundings and in particular the openness of the Green Belt.	Permitting the development of large-scale equestrian facilities is likely to have a greater impact on the surrounding area in terms of scale and form. Additional buildings in addition to those existing may be required to accommodate the proposed use.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The provision of additional small-scale equestrian facilities would promote and encourage greater recreational use of rural areas, and healthy, active lifestyles.	Allowing larger equestrian facilities would provide greater opportunities for recreation, and further encourage healthy, active lifestyles.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Additional small-scale equestrian facilities may promote additional green links, although the scale and likely dispersion of such development is such that enhancements are likely to be modest.	Allowing larger equestrian facilities would encourage additional green infrastructure. As it is likely that there would be a greater degree of use and activity focussed in one area, green infrastructure provision is likely to be more viable.
		Will it minimise noise pollution?	This option includes a criterion that would ensure that the development of equestrian facilities does not have a detrimental effect on the amenity of the local area by virtue of noise.	It is likely that large-scale equestrian facilities would have a greater impact on noise pollution from such development.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
		Will it minimise light pollution?	This option does not include reference to light pollution, and given the likely rural nature of any development, it therefore gives rise to the potential for light pollution. It is therefore recommended that to strengthen the management of equestrian facilities future policies should include reference to minimising light pollution.	The development of large-scale equestrian facilities would likely give rise to more light pollution in the Green Belt or wider countryside.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	This option has the potential to support appropriate applications for the development of small-scale equestrian facilities in the Green Belt and wider countryside.	This option has the potential to support appropriate applications for the development of large-scale equestrian facilities in the Green Belt and wider countryside. It is likely that this option would have a greater positive impact on business development.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would encourage the provision of additional leisure activities within rural areas.	This option would encourage the provision of additional leisure activities within rural areas.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the district?	This option would encourage small-scale development which may provide additional employment development, although the number of additional opportunities created is likely to be small.	This option would allow the provision of large-scale equestrian facilities which may lead to greater opportunities for residents to work in the District, although the impact is likely to be relatively modest.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	Additional equestrian facilities may not be accessible via public transport if they are located in a rural area. However, this option does seek to encourage such development on the edge of settlements in sustainable locations.	Additional equestrian facilities may not be accessible via public transport if they are located in a rural area. However, the preferred option does seek to encourage such development on the edge of settlements in sustainable locations.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Access to equestrian facilities has the potential to be somewhat limited by the nature of the use and their location. However, this option does seek to encourage such development on the edge of settlements in sustainable locations.	Access to equestrian facilities has the potential to be somewhat limited by the nature of the use and their location. However, the preferred option does seek to encourage such development on the edge of settlements in sustainable locations.
		Will it reduce the need to travel?	Additional equestrian facilities have the potential to be within areas where users do not have to travel to reach them. This option does, however, seek to encourage such development on the edge of settlements in sustainable locations.	Additional equestrian facilities have the potential to be within areas where users do not have to travel to reach them. However, the preferred option does seek to encourage such development on the edge of settlements in sustainable locations.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
		Preferred Option	Alternative Option
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option seeks to encourage small-scale equestrian development in areas near to existing settlements in a sustainable location.	This option would seek to encourage large-scale equestrian development in areas near to existing settlements in a sustainable location.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	This option has the potential to support appropriate applications for the development of small-scale equestrian facilities in the Green Belt and wider countryside. This could secure more opportunities for residents to work in the District.	This option has the potential to support appropriate applications for the development of large-scale equestrian facilities in the Green Belt and wider countryside. It is likely that this option would have a greater positive impact on local employment opportunities.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	Additional small-scale equestrian facilities may promote additional green links, although the scale and likely dispersion of such development is such that enhancements are likely to be modest.	Allowing larger equestrian facilities would encourage additional green infrastructure. As it is likely that there would be a greater degree of use and activity focussed in one area, green infrastructure provision is likely to be more viable.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option seeks to take into consideration the potential impact of small-scale proposals on areas of nature conservation interest. This could ensure that natural/semi natural habitats are conserved.	Larger scale proposals would likely have a greater impact on natural/semi natural habitats than small-scale proposals. However, the potential impact on areas of nature conservation interest would be taken into consideration.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This option seeks to take into consideration the potential impact of small-scale proposals on areas of nature conservation interest. This could ensure that species diversity is conserved.	Larger scale proposals would likely have a greater impact on species diversity than small-scale proposals. However, the potential impact on areas of nature conservation interest would be taken into consideration.
		Will it maintain and enhance sites designated for their nature conservation interest?	This option seeks to take into consideration the potential impact of small-scale proposals on areas of nature conservation interest. This could ensure that sites designated for their nature conservation interest are maintained.	Larger scale proposals would likely have a greater impact on sites designated for their nature conservation interest than small-scale proposals. However, the potential impact on areas of nature conservation interest would be taken into consideration.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	Supporting equestrian development has the potential to facilitate the development of additional bridleways. This could have a positive impact on new habitat creation.	Supporting equestrian development has the potential to facilitate the development of additional bridleways. This could have a positive impact on new habitat creation.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option does not consider the potential impact of equestrian development on the historic environment. It is recommended, however, that the impact on the historic environment is included within this option.	Large-scale equestrian development would likely have a greater impact on the historic environment.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
		Preferred Option	Alternative Option
	Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	Small-scale equestrian development would be promoted in appropriate locations on the urban fringe, where this is sustainable. This option does, however, seek to encourage such development on the edge of settlements in sustainable locations. However, it is recommended that the second criterion should be amended to 'proposals for buildings to serve private or commercial livery use are located near to existing settlements and in a sustainable location, unless justification for alternative siting is demonstrated', as other potentially more rural areas may be suitable for such development.	Large-scale equestrian development would be promoted in appropriate locations on the urban fringe, where this is sustainable.
	Will it reduce the amount of derelict, degraded and underused land?	This option promotes the use of redundant agricultural buildings to support the development of small-scale equestrian facilities.	The development of large-scale equestrian facilities may increase the need to develop additional buildings, in addition to existing agricultural buildings, to support the scale of the proposed use.
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	The supporting text of this option seeks to ensure that the different landscape character areas are taken into consideration in the determination of applications, noting that such development may be more favourable within the South Essex Coastal Towns landscape character area. Reference to landscape character areas should be included within this option to strengthen this consideration.	Large-scale equestrian development would likely have a greater impact on landscape character.
	Will it preserve and/or enhance townscape character and value?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option promotes the use of redundant agricultural buildings to support the development of small-scale equestrian facilities.	The development of large-scale equestrian facilities may increase the need to develop additional buildings to support the scale of the proposed use. This could encroach further on Green Belt land.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	There may be some impact on soil quality as the value of agricultural land is not considered within this option. This option does not consider the potential impact of equestrian development on the different grades of agricultural land. It is recommended, however, that the impact on the agricultural land is included within this option.	The development of large-scale equestrian facilities would likely have a greater impact on soil quality than small-scale facilities.
		Will it promote the remediation of contaminated land?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
		Will the best and most versatile agricultural land be protected?	There may be some impact on soil quality as the value of agricultural land is not considered within this option. This option does not consider the potential impact of equestrian development on the different grades of agricultural land. It is recommended, however, that the impact on the agricultural land is included within this option.	The development of large-scale equestrian facilities would likely have a greater impact on soil quality than small-scale facilities.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	The development of equestrian facilities would be encouraged where near to existing settlements in a sustainable location, where appropriate.	The development of equestrian facilities would be encouraged where near to existing settlements in a sustainable location, where appropriate.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM14 – Equestrian Facilities	
			Preferred Option	Alternative Option
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The implementation of this option would result in increased and enhanced community facilities available within the District particularly in those areas where there is currently a deficit. This would ensure that the needs of current and future communities are met..	The implementation of this alternative option may help to ensure the phasing of infrastructure as the large-scale of the ancillary facilities for playing pitches and other leisure and recreational activities may require it to be completed in phases. This would help to ensure that infrastructure that is required alongside it would be delivered in phases also.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	If playing pitches and other recreational facilities are provided there would also be an opportunity for regeneration and enhancement of existing rural and urban communities. With enhanced or additional facilities available footfall to the area/facility may increase and as such may attract additional investment to the area, thereby assisting with regeneration.	Large-scale ancillary leisure facilities may help to ensure the regeneration of existing rural and urban communities through the provision of an "attraction" encouraging visitors to the area and thus improving opportunities for economic benefit to the area. However there is a risk that in doing so the area will not be enhanced, particularly if the development is large scale and attracts a large number of visitors, there is a risk that the area would suffer negative impacts through increased traffic and people movements, and thus would not be enhanced.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.

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		DM15 – Playing Pitches and Other Leisure and Recreational Activities		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Will income and quality-of-life disparities be reduced?	By increasing the quantity and improving the quality of the leisure facilities available to the community it is likely that more people will have access to the facilities, thus reducing income and quality of life disparities.	By increasing the quantity and improving the quality of the leisure facilities available to the community it is likely that more people will have access to the facilities, thus reducing income and quality of life disparities.	
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option sets out certain criteria to ensure that the implementation of additional or enhanced leisure facilities would not have an impact on the area that it will be located in, thus ensuring that high quality, safe and inclusive design is key in the delivery of leisure sites.	No impact.
		Will it improve health and reduce health inequalities?	The implementation of additional and enhanced leisure facilities within the District would help to improve and reduce health inequalities as more people would have access to leisure facilities, particularly if new facilities are located in areas where there is currently a deficit.	The implementation of additional and enhanced leisure facilities within the District would help to improve and reduce health inequalities as more people would have access to leisure facilities, particularly if new facilities are located in areas where there is currently a deficit.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The implementation of additional and enhanced leisure facilities within the District would help to promote informal recreation and encourage healthy, active lifestyles as more opportunity to take part in informal recreation would be available to a greater proportion of the Districts residents.	The implementation of additional and enhanced leisure facilities within the District would help to promote informal recreation and encourage healthy, active lifestyles as more opportunity to take part in informal recreation would be available to a greater proportion of the Districts residents.

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			Preferred Option	Alternative Option
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This option seeks to ensure that additional leisure facilities are accessible by a range of transport methods, including walking and cycling.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
			Preferred Option	Alternative Option
	Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact	No impact
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	Consumer choice may be enhanced through an increased provision of leisure facilities.	Consumer choice may be enhanced through an increased provision of leisure facilities.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
			Preferred Option	Alternative Option
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Increased provision of leisure facilities would contribute positively to reducing social exclusion through increased access to leisure facilities.	Increased provision of leisure facilities would contribute positively to reducing social exclusion through increased access to leisure facilities.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option aims to locate leisure facilities in areas where there is currently a deficit; this may not coincide with areas where large volumes of people and/or transport movements are located. However, it does seek to ensure that such facilities are accessible by a range of alternative transport methods and are located on the edge of settlements.	The preferred option aims to locate leisure facilities in areas where there is currently a deficit; this may not coincide with areas where large volumes of people and/or transport movements are located. However, it does seek to ensure that such facilities are accessible by a range of alternative transport methods and are located on the edge of settlements.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
			Preferred Option	Alternative Option
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	This option aims to locate leisure facilities in areas where there is currently a deficit; this may not coincide with areas where accessibility is good. However, it does seek to ensure that such facilities are accessible by a range of alternative transport methods and are located on the edge of settlements.	The preferred option aims to locate leisure facilities in areas where there is currently a deficit; this may not coincide with areas where accessibility is good. However, it does seek to ensure that such facilities are accessible by a range of alternative transport methods and are located on the edge of settlements.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There is the potential through the implementation of this option to enable access to green infrastructure and the wider natural environment to all sections of the community, through the location of additional leisure facilities on the edge of urban areas.	There is the potential through the implementation of this option to enable access to green infrastructure and the wider natural environment to all sections of the community, through the location of additional leisure facilities on the edge of urban areas.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
			Preferred Option	Alternative Option
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option seeks to take into consideration the potential impact of leisure facilities proposals on areas of nature conservation interest. This could ensure that natural/semi natural habitats are conserved.	The preferred option seeks to take into consideration the potential impact of leisure facilities proposals on areas of nature conservation interest. This could ensure that natural/semi natural habitats are conserved.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This option seeks to take into consideration the potential impact of leisure facilities proposals on areas of nature conservation interest. This could ensure that species diversity is conserved.	The preferred option seeks to take into consideration the potential impact of leisure facilities proposals on areas of nature conservation interest. This could ensure that species diversity is conserved
		Will it maintain and enhance sites designated for their nature conservation interest?	This option seeks to take into consideration the potential impact of leisure facilities proposals on areas of nature conservation interest. This would ensure that sites designated for their nature conservation interest are maintained. This requirement should also be referenced within the supporting text to this option.	The preferred option seeks to take into consideration the potential impact of leisure facilities proposals on areas of nature conservation interest. This would ensure that sites designated for their nature conservation interest are maintained.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
			Preferred Option	Alternative Option
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	The potential impact of additional development of playing pitches, and other leisure and recreational activities on the historic environment is not considered within this option. It is recommended, however, that the impact on the historic environment is included within this option.	Permitting large-scale ancillary facilities for playing pitches and other leisure and recreational activities would likely have a greater impact on the historic environment.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The implementation of this option would seek to enhance the range and quality of open spaces through creating additional sporting facilities, particularly playing pitches, which would enhance the range of facilities available to the community.	The implementation of this option would seek to enhance the range and quality of open spaces through creating additional sporting facilities, particularly playing pitches, which will enhance the range of facilities available to the community. There is a risk, however, that larger-scale development may detract from the natural character of the area and this must be fully considered and accounted for.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
		Preferred Option	Alternative Option
	Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The implementation of this option would help to contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe through ensuring that playing pitches and other leisure and recreational activities are located in the appropriate locations in the District. This option seeks to direct such development towards the urban fringe.	The implementation of this option would help to contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe through ensuring that playing pitches and other leisure and recreational activities are located in the appropriate locations in the District. However larger-scale developments may not be an appropriate use of land on the urban fringe, and may not enhance or effectively manage the land in the urban fringe, due to the size of the development, and as such this must be fully considered.
	Will it reduce the amount of derelict, degraded and underused land?	There is the potential for this option, if implemented, to help to reduce the amount of derelict, degraded and underused land as these areas of land may be considered suitable and in a sustainable location for the location of a playing pitch or other leisure and recreational activities, particularly if situated on the edge of residential settlements.	There is the potential for this option, if implemented, to help to reduce the amount of derelict, degraded and underused land as these areas of land may be considered suitable and in a sustainable location for the location of a playing pitch or other leisure and recreational activities, particularly if situated on the edge of residential settlements.
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	There is a criterion within this option to ensure that the different landscape character areas are taken into consideration when determining the suitability of locating playing pitches and other leisure and recreational activities. This option seeks to direct such development towards the South Essex Coastal Towns landscape character area, although it does note that siting should be demand-led.	Permitting larger-scale ancillary facilities would likely have a greater impact on the different landscape character areas, and in particular the openness of the Green Belt and character of the countryside.

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		DM15 – Playing Pitches and Other Leisure and Recreational Activities		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Will it preserve and/or enhance townscape character and value?	This option seeks to take into consideration the potential impact of a proposal on visual amenity which may ensure that townscape character and value is preserved and/or enhanced, where possible.	Permitting larger-scale ancillary facilities would likely have a greater impact on townscape character and value.	
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.

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		DM15 – Playing Pitches and Other Leisure and Recreational Activities		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Will it provide for effective wastewater treatment?	No impact.	No impact.	
	Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.	
	Will it reduce the risk of flooding?	No impact.	No impact.	
	Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.	
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option seeks to direct the development of playing pitches, and other leisure and recreational activities towards the edge of urban areas. It is likely, however, that some of these facilities would be accommodated on greenfield land.	There are opportunities to strengthen the alternative option to ensure that the reuse of previously developed land and urban areas is prioritised above the use of greenbelt land by adding in conditions within the option to ensure that this is the case.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM15 – Playing Pitches and Other Leisure and Recreational Activities	
		Preferred Option	Alternative Option
	Will soil quality be preserved?	There is an opportunity to strengthen this option by adding conditions to take into consideration the quality of agricultural land when locating playing pitches and other leisure and recreational activities, which could have a positive impact on soil quality. It is recommended, however, that the impact of such development on the different grades of agricultural land is included within this option.	Permitting larger-scale facilities would likely have a greater impact on soil quality.
	Will it promote the remediation of contaminated land?	No impact.	No impact.
	Will the best and most versatile agricultural land be protected?	There is an opportunity to strengthen this option by adding conditions to take into consideration the quality of agricultural land when locating playing pitches and other leisure and recreational activities, which would have a positive impact on the protection of the best and most versatile agricultural land. It is recommended, however, that the impact of such development on the different grades of agricultural land is included within this option.	Permitting larger-scale facilities would likely have a greater impact on the best and most versatile agricultural land.

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		DM15 – Playing Pitches and Other Leisure and Recreational Activities		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	The option includes conditions to ensure that any playing pitches and other leisure and recreational activities are located in sustainable areas on the edge of settlements (where possible) which are accessible by a range of transport methods to ensure that the reliance on transport is not focused heavily on the private car. There is an opportunity to strengthen this option by including additional criteria to ensure that playing pitches and leisure facilities have travel plans and promote the use of sustainable transport methods to ensure that air quality can be improved where possible. However, the requirement for travel plans to be produced for leisure uses is covered elsewhere in the LDF.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This option includes conditions to ensure that any playing pitches and other leisure and recreational activities are located in sustainable areas on the edge of settlements (where possible) which are accessible by a range of transport methods to ensure that the reliance on transport is not focused heavily on the private car, and as such will help to ensure potentially significant junctions and AQMAs do not experience a significant increase in traffic movements.	No impact.

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			Preferred Option	Alternative Option
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	This option seeks to take into consideration the potential impact of a proposal on visual amenity which may ensure that local character/vernacular is preserved and/or enhanced, where possible.	Permitting larger-scale ancillary facilities would likely have a greater impact on local character/vernacular.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option seeks to ensure that the delivery of high quality, safe and inclusive design by referring to the design and layout of proposed extension in the second point. However, it is recommended that this point is amended to 'the proposal has been designed so as to avoid impact on the character and appearance of the Green Belt through its scale, mass and orientation' as any extension to an existing dwelling would impact on openness. This should be further explained in the supporting text. This amendment would also further support the delivery of high quality, safe and inclusive design. The last sentence within this option in relation to permitted development extensions should also be amended to generic wording so that it is not out of date when permitted development rights change. This should be amended elsewhere in the plan to ensure consistency. The supporting text to this option should also state whether the floorspace refers to internal or external floorspace to make this clear.	Limiting extensions to dwellings in the Green Belt to a specific floor area has the potential to restrict the delivery of high quality, safe and inclusive design through restricting the flexibility of the increased space through extension.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
		Preferred Option	Alternative Options
	Does it promote high quality design?	This option seeks to ensure that the delivery of high quality design by referring to the design and layout of proposed extension in the second point. However, it is recommended that this point is amended to 'the proposal has been designed so as to avoid impact on the character and appearance of the Green Belt through its scale, mass and orientation' as any extension to an existing dwelling would impact on openness. This should be further explained in the supporting text. This amendment would also further support the delivery of high quality design. The last sentence within this option in relation to permitted development extensions should also be amended to generic wording so that it is not out of date when permitted development rights change. This should be amended elsewhere in the plan to ensure consistency. The supporting text to this option should also state whether the floorspace refers to internal or external floorspace to make this clear.	Limiting extensions to dwellings in the Green Belt to a specific floor area has the potential to restrict the delivery of high quality design through restricting the flexibility of the increased space through extension. Permitting extensions in accordance with the floor area allowed under permitted development rights would enable flexibility to ensure that high quality design is delivered, however, this would need to be weighed against the detrimental impact on the openness of the Green Belt.
	Is there sustainable access to key services?	No impact.	No impact.
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
		Preferred Option	Alternative Options
	Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
	Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact..
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
	Will it preserve and/or enhance townscape character and value?	The recommendation to amend the second point of this option to include specific reference to considerations in the design of the extension would help ensure the preservation and/or enhancement of townscape character and value, as proposals could impact on the urban fringe.	Limiting extensions to dwellings in the Green Belt to a specific floor area would likely help preserve townscape character and value, as proposals could impact on the urban fringe.
			It is likely that permitting extensions in accordance with the floor area allowed under permitted development rights would not help preserve townscape character and value, due to the potential size of such extensions.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	The recommendation to amend the second point of this option to include specific reference to considerations in the design of the extension would help ensure the preservation and/or enhancement of local character/vernacular.	Limiting extensions to dwellings in the Green Belt to a specific floor area would likely help preserve local character/vernacular. It is likely that permitting extensions in accordance with the floor area allowed under permitted development rights would help preserve local character/vernacular, due to the potential size of such extensions.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM16 – Extensions to Dwellings in the Green Belt	
			Preferred Option	Alternative Options
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	Implementation of this option would help to ensure the phasing of infrastructure as dwellings to meet a niche need would be provided.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Implementation of this option would help to ensure that existing rural and urban communities are regenerated and enhanced through the provision of accommodation for agricultural and forestry workers. This would result in increased income into the area, and the employees as part of their work would enhance the area.
		Will it ensure equal opportunities and that all sections of the community are catered for?	This option if implemented would help to ensure equal opportunities by allowing for the provision of accommodation for workers in a niche market, which subsequently would help to ensure that all sections of the community are catered for.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	The provision of accommodation for workers employed in specific industries, namely agriculture and forestry would help to ensure that the skills and qualifications of the local community are enhanced through the provision of employment and accommodation opportunities in niche sectors.
		Will income and quality-of-life disparities be reduced?	The provision of accommodation related to local employment opportunities would help to reduce income and quality of life disparities through additional opportunities to work, and additional opportunities to live in the District.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option generally seeks to consider the need for, and size of, the proposed agricultural, forestry and other occupational dwellings. Criteria relating to the appropriate design of new developments is covered elsewhere in the LDF, which would help ensure the delivery of high quality, safe and inclusive design.
		Will it improve health and reduce health inequalities?	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.
		Will it minimise noise pollution?	No impact.
		Will it minimise light pollution?	No impact.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The implementation of this option would increase the range and affordability of housing for all social groups as specific housing would be provided to meet the needs of a particular social group.
		Will a mix of housing types and tenures be promoted?	A mix of housing types and tenures would be promoted through the implementation of this option, as the option is very specific as to the type and tenure of the dwelling to be delivered.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it reduce the number of unfit homes?	No impact.	
	Does it promote high quality design?	This option generally seeks to consider the need for, and size of, the proposed agricultural, forestry and other occupational dwellings. Criteria relating to the appropriate design of new developments is covered elsewhere in the LDF.	
	Is there sustainable access to key services?	No impact.	
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.
		Will it improve business development?	The implementation of this option has the potential to improve business development as it would enable workers in a particular sector who need to reside "on-site" to do so, thus allowing the business to function efficiently and prosper.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM17 – Agricultural, Forestry and Other Occupational Dwellings
			Preferred Option
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	The implementation of this option would secure more opportunities for residents to work in the District by allowing for the provision of dwellings to enable residents to work in a specific sector where appropriate.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM17 – Agricultural, Forestry and Other Occupational Dwellings
		Preferred Option
	Will it reduce the need to travel?	This option would help to reduce the need to travel by enabling certain residents to live where they work.
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The implementation of this option would secure more opportunities for residents to work in the District by allowing for the provision of dwellings in close proximity to certain local employment opportunities, where appropriate.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	There is potential for the development of permanent dwellings in the Green Belt and wider countryside for agricultural and forestry workers to impact on landscape character depending on the location of the proposed development and the sensitivity of the landscape. Such development, which could be located in more rural areas, may impact on the openness of the Green Belt and character of the countryside.	
	Will it preserve and/or enhance townscape character and value?	No impact.	
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.
		Will it provide for effective wastewater treatment?	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.
		Will it reduce the risk of flooding?	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	There is potential for this option to encourage the re-use of previously developed land and urban areas in preference to greenfield sites depending on the location of the proposed development.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	There is potential for the development of permanent dwellings in the Green Belt and wider countryside for agricultural and forestry workers to impact on soil quality depending on the proposed location.
		Will it promote the remediation of contaminated land?	No impact
		Will the best and most versatile agricultural land be protected?	There is potential for the development of permanent dwellings in the Green Belt and wider countryside for agricultural and forestry workers to impact on the best and most versatile agricultural land depending on the proposed location.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.

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		DM17 – Agricultural, Forestry and Other Occupational Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.
		Will climate proofing design measures be incorporated?	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	This option generally seeks to consider the need for, and size of, the proposed agricultural, forestry and other occupational dwellings. Criteria relating to the appropriate design of new developments is covered elsewhere in the LDF. This could therefore ensure a positive impact on local character/vernacular.
		Will it require the re-use and recycling of construction materials?	No impact.
		Will it encourage locally-sourced materials?	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM18 – Temporary Agricultural Dwellings
			Preferred Option
Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Permitting the stationing of mobile homes to allow for the accommodation of agricultural workers in the Green Belt and countryside may help to ensure the regeneration and enhancement of existing rural and urban communities. This is due to the potential of increased employment opportunities, which would lead to increased spending in the area, thus helping to ensure the regeneration and enhancement of existing rural and urban communities.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Permitting the stationing of mobile homes in the Green Belt and countryside would help to ensure equal opportunities and that all sections of the community are catered for. This is due to the potential creation of jobs due to increased accommodation opportunities, and creating an employment market that may previously have been unavailable in the District.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.
		Will it improve health and reduce health inequalities?	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.
		Will it minimise noise pollution?	No impact.
		Will it minimise light pollution?	No impact.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The range and affordability of housing for all social groups would be increased through the provision of mobile homes for agricultural workers in the District.
		Will a mix of housing types and tenures be promoted?	Allowing for the provision of mobile homes for agricultural workers in the District would ensure a mix of housing types and tenures are being promoted.
		Will it reduce the number of unfit homes?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it promote high quality design?	No impact.	
	Is there sustainable access to key services?	No impact.	
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.
		Will it improve business development?	Allowing temporary accommodation for agricultural workers would help to ensure business development within the District as it will enable increased employment opportunities, allowing for business development.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it secure more opportunities for residents to work in the district?	Allowing for the provision of mobile homes for agricultural workers in the District would secure more opportunities for residents to work in the District.	
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.
		Will it reduce the need to travel?	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of temporary accommodation for agricultural workers in the District would secure more opportunities for residents to work in the District, and thus also help to reduce out commuting.	
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM18 – Temporary Agricultural Dwellings
			Preferred Option
		Will it conserve and enhance sites of geological significance?	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.
		Will it support locally-based cultural resources and activities?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	There is potential for the siting of temporary accommodation for agricultural workers in the Green Belt and wider countryside to impact on landscape character depending on the location of the proposed development and the sensitivity of the landscape. Such development, which could be located in more rural areas, may impact on the openness of the Green Belt and character of the countryside.
		Will it preserve and/or enhance townscape character and value?	No impact.
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.
		Will it provide for effective wastewater treatment?	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.
		Will it reduce the risk of flooding?	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	There is potential for this option to encourage the re-use of previously developed land and urban areas in preference to greenfield sites depending on the location of the proposed development.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	There is potential for the siting of temporary accommodation for agricultural workers in the Green Belt and wider countryside to impact on soil quality.
		Will it promote the remediation of contaminated land?	No impact
		Will the best and most versatile agricultural land be protected?	There is potential for the siting of temporary accommodation for agricultural workers in the Green Belt and wider countryside to impact on the best and most versatile agricultural land.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.

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		DM18 – Temporary Agricultural Dwellings	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.
		Will climate proofing design measures be incorporated?	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	There is potential for the siting of temporary accommodation for agricultural workers in the Green Belt and wider countryside to impact on local character/vernacular.
		Will it require the re-use and recycling of construction materials?	No impact.
		Will it encourage locally-sourced materials?	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option seeks to ensure that the proposal does not exceed the footprint of the dwelling, or give rise to the formation of a self-contained unit. The design of new developments, however, is covered elsewhere in the LDF. The last sentence within this option in relation to permitted development extensions should be amended to generic wording so that it is not out of date when permitted development rights change. This should be amended elsewhere in the plan to ensure consistency.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	This option seeks to ensure that the proposal does not exceed the footprint of the dwelling, or give rise to the formation of a self-contained unit. The design of new developments, however, is covered elsewhere in the LDF.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
	Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
	Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
	Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
	Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
		Preferred Option	Alternative Options
	Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
	Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	By not including the floorspace of basements within the Green Belt allowance, there is potential for additional development to take place above ground – up to 25% increase in floorpace of the original building. This would therefore have a negative impact on landscape character, particularly in more sensitive areas, the openness of the Green Belt and character of the countryside.	Including basements within the Green Belt allowance would restrict further development above ground which would have a greater positive impact on landscape character, particularly in more sensitive areas, the openness of the Green Belt and character of the countryside than the preferred option. It is recommended that the supporting text to the preferred option is amended to include basement extensions within the 25% increase in floorspace allowance for dwellings in the Green Belt. Refusing all applications for basements would be a missed opportunity to ensure that extensions to dwellings in the Green Belt have less of an impact on the openness of the Green Belt and character of the countryside.
	Will it preserve and/or enhance townscape character and value?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.

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		DM19 – Basements in the Green Belt		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Options	
	Will it reduce the risk of flooding?	No impact.	No impact.	
	Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.	
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option would support the development of basements up to the size of the existing footprint of the original dwelling. However, through not including such development within the 25% increase in floorspace for dwellings within the Green Belt, this option could encourage above ground extensions (on greenfield land) in addition to potentially large below ground extensions. This would have a greater negative impact on the openness of the Green Belt and character of the countryside than the alternative option to include basement extensions within the Green Belt extension allowance. It is also recommended that 'original' is included within the first point of this option to ensure this is clear.	<p>Including basements within the Green Belt extension allowance could potentially ensure the re-use of previously-developed land in preference to greenfield land through restricting above ground extensions within garden areas (i.e. greenfield land). This option would also have a positive impact on the openness of the Green Belt and character of the countryside than the preferred option.</p> <p>Refusing all application for basements would encourage the extension of dwellings above ground which would likely entail development of garden areas (i.e. greenfield land) which would have a negative impact on the openness of the Green Belt and character of the countryside.</p>
		Will higher-density development be promoted where appropriate?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
			Preferred Option	Alternative Options
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM19 – Basements in the Green Belt	
		Preferred Option	Alternative Options
	Will the local character/vernacular be preserved and enhanced through development?	This option may not preserve local character/vernacular through supporting above ground as well as below ground extensions through not including basements within the Green Belt allowance. Depending on the design of the extension, which is covered elsewhere in the LDF, it has the potential to enhance local character/vernacular.	<p>The option to include basements within the Green Belt extension allowance has the potential to preserve local character/vernacular through restricting above ground extensions. The opportunity to enhance local character/vernacular in certain cases would, however, be lost.</p> <p>The option to refuse all applications for basements has the potential to have an impact on local character/vernacular through encouraging the development of above ground extensions. This does, however, afford the opportunity of enhance local character/vernacular in certain cases.</p>
	Will it require the re-use and recycling of construction materials?	No impact.	No impact.
	Will it encourage locally-sourced materials?	No impact.	No impact.
	Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing the replacement or rebuild of existing dwellings in the Green Belt would ensure the regeneration and enhancement of existing rural and urban communities through allowing buildings to be modernised and made more sustainable. This would then enable urban and rural areas to be enhanced and regenerated. It is recommended, however, that 'to the Council's satisfaction' is removed from this option to ensure clarity and avoid misinterpretation.	Not allowing the replacement of existing dwellings in the Green Belt would not help to ensure the regeneration or enhancement of existing rural and urban communities as the dwellings within these communities may be of poor quality (both structurally and visually) and if replacement was not permitted then it would be difficult to improve and enhance these buildings, which would not enhance the community.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	Allowing the replacement or rebuild of existing dwellings in the Green Belt would help to ensure that the needs of an ageing population would be met through design standards required for new dwellings such as Lifetime Homes.	Not allowing the replacement of existing dwellings in the Green Belt would not help to meet the needs of an ageing population as the existing dwellings may not meet the current required standards (Lifetime Homes for example) and not permitting the replacement of these dwellings may mean that they cannot be improved to meet these standards.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	The implementation of this option may help in reducing income and quality of life disparities through enabling dwellings of a higher quality (in terms of design, environmental impact, sustainability etc) which may help to enhance quality of life.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option generally seeks to consider the appropriateness of proposals for the replacement or rebuild of existing dwellings in the Green Belt. However, the design of new developments is covered elsewhere in the LDF. The last sentence within this option in relation to permitted development extensions should also be amended to generic wording so that it is not out of date when permitted development rights change. This should be amended elsewhere in the plan to ensure consistency.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Allowing for the rebuild and replacement of existing dwellings in the Green Belt may have the potential to help to increase the range and affordability of housing for all social groups through potentially altering the district's housing stock in terms of the design, scale and layout of such dwellings.	Not allowing the replacement of existing dwellings in the Green Belt may mean that the range and affordability of housing for all social groups may not be promoted as the existing dwellings would not be altered.
		Will a mix of housing types and tenures be promoted?	This option allows for the rebuild and replacement of existing dwellings within the Green Belt which could allow for a mix of housing types and tenures to be delivered. The appropriate mix of housing types and tenures within any development, however, is covered elsewhere in the LDF.	Not allowing the replacement of existing dwellings in the Green Belt may mean that a mix of housing types and tenures may not be promoted as the existing dwellings would not be altered.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
		Preferred Option	Alternative Option
	Will it reduce the number of unfit homes?	Allowing for the rebuild and replacement of existing dwellings in the Green Belt would help to reduce the number of unfit homes, by allowing the rebuild and replacement of existing dwellings that are considered to be unfit. However as set out within this option and the supporting text, this option does not support the redevelopment of derelict or abandoned dwellings.	Not allowing the replacement of existing dwellings in the Green Belt would not help to reduce the number of unfit homes as the existing dwellings within these communities may be of poor quality (both structurally and visually) with limited ways of being improved and/or updated. However the preferred option and the supporting text do not support the redevelopment of derelict or abandoned dwellings.
	Does it promote high quality design?	This option generally seeks to consider the appropriateness of proposals for the replacement or rebuild of existing dwellings in the Green Belt. However, the design of new developments is covered elsewhere in the LDF	No impact.
	Is there sustainable access to key services?	No impact.	No impact.
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	The implementation of this option may assist in meeting residents needs in terms of lifetime homes, as new dwellings are required to meet this standard as set out elsewhere in the LDF.	Not allowing the replacement of existing dwellings in the Green Belt may not assist in meeting the residents need in terms of lifetime homes as the existing dwelling may not be suitable for updating to meet these standards.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	Although not specified within this option, the need to take into consideration the potential impact on sites designated for their nature conservation interest is covered elsewhere in the LDF.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option does not consider the impact of proposals for the replacement or rebuild of existing dwelling in the Green Belt on the historic environment. Some rural buildings may have Listed Building status or be included on the Local List. This is, however, covered elsewhere in the LDF.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	Although this option supports proportionate extensions, it does not seek to increase the number of dwellings in the Green Belt. It would also take into consideration the overall visual mass of the building (including any proposed extension) which could ensure that the impact on landscape character is considered.	No impact.
		Will it preserve and/or enhance townscape character and value?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option supports the replacement or rebuild of existing dwellings in the Green Belt. It does not, however, support the redevelopment or derelict or abandoned dwellings.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
			Preferred Option	Alternative Option
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	The replacement or rebuilding of existing dwellings in the Green Belt has the potential to have a positive impact on local character/vernacular through improving visual amenity and adopting good design.	Not allowing the replacement of existing dwellings in the Green Belt would preserve local character/vernacular, as the extent of alterations would be limited.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM20 – The Replacement or Rebuild of Existing Dwellings in the Green Belt	
		Preferred Option	Alternative Option
		This option also has the potential to have a negative impact on local character/vernacular through affecting character and the sense of place. Whilst there are opportunities to strengthen this option by adding criteria to ensure that local character/vernacular will be preserved and enhanced through development, the design of new developments is covered elsewhere in the LDF.	
	Will it require the re-use and recycling of construction materials?	No impact.	No impact.
	Will it encourage locally-sourced materials?	No impact.	No impact.
	Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM21 – Extension of Domestic Gardens in the Green Belt
			Preferred Option
Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.

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		DM21 – Extension of Domestic Gardens in the Green Belt	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.
		Will it improve health and reduce health inequalities?	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.
		Will it minimise noise pollution?	No impact.
		Will it minimise light pollution?	No impact.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.
		Will it reduce the number of unfit homes?	No impact.

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		DM21 – Extension of Domestic Gardens in the Green Belt	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it promote high quality design?	No impact.	
	Is there sustainable access to key services?	No impact.	
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.

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		DM21 – Extension of Domestic Gardens in the Green Belt	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it secure more opportunities for residents to work in the district?	No impact.	
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.
		Will it reduce the need to travel?	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.

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		DM21 – Extension of Domestic Gardens in the Green Belt	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option seeks to ensure that the District's natural and semi natural habitats are conserved through taking into consideration the potential impact on sites of nature conservation importance, which could have a positive impact on natural/semi natural habitats.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This option seeks to ensure that the District's natural and semi natural habitats are conserved through taking into consideration the potential impact on sites of nature conservation importance, which could have a positive impact on species diversity.
		Will it maintain and enhance sites designated for their nature conservation interest?	This option seeks to ensure that the District's natural and semi natural habitats are conserved through taking into consideration the potential impact on sites of nature conservation importance, which could have a positive impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM21 – Extension of Domestic Gardens in the Green Belt
			Preferred Option
		Will it conserve and enhance sites of geological significance?	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option does not consider the potential impact of extending domestic gardens in the Green Belt on sites, features or areas of historical, archaeological and cultural value. There is an opportunity to strengthen this option by adding conditions to ensure that areas of historical, archaeological and cultural value in urban and rural areas are protected. It is therefore recommended that the historic environment is referred to in this option.
		Will it support locally-based cultural resources and activities?	No impact.

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		DM21 – Extension of Domestic Gardens in the Green Belt	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	There is the opportunity to strengthen this option by adding criteria to ensure that the extension of a domestic garden in the Green Belt would not encroach on other areas of open space as set out in PPG17.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The implementation of this option may contribute to the delivery of the enhancement, management, and appropriate use of land in the urban fringe through allowing appropriate extensions to domestic gardens, which may be situated on the edge of settlements.
		Will it reduce the amount of derelict, degraded and underused land?	There is an opportunity from the implementation of this option to reduce the amount of derelict, degraded, and underused land if the proposal to extend a domestic garden in the Green Belt is situated adjacent to such an area.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	Although this option does not expressly refer to landscape character areas, there is criteria within this option which has the potential to ensure that landscape character is conserved, through taking into consideration impact on the openness of the Green Belt, character of the countryside, the different grades of agricultural land and sites of nature conservation importance for example. However, this option could be further strengthened by including reference to the appropriateness of the boundary treatment proposed for the extended garden area, as this could have a greater impact on the openness of the Green Belt, character of the countryside and landscape character. The size of the proposed extension should also be taken into consideration in the determination of applications to ensure that this is considered and to minimise the impact of the proposed extension. It is also recommended that another sentence is included within this option in relation to permitted development rights. It should be stated that permitted development rights will be restricted for proposals to extend domestic gardens in the Green Belt. This would limit the amount of additional development of buildings and other structures within the garden area which would ensure a greater positive impact on conserving landscape character. These suggested additions should be included within this option and further explained in the accompanying text.
		Will it preserve and/or enhance townscape character and value?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM21 – Extension of Domestic Gardens in the Green Belt
			Preferred Option
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.
		Will it provide for effective wastewater treatment?	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.
		Will it reduce the risk of flooding?	No impact.

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		DM21 – Extension of Domestic Gardens in the Green Belt	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	No impact.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	This option seeks to take into consideration the different grades of agricultural land in the determination of applications which has the potential to ensure that the best and most versatile agricultural land will be protected.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.

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		DM21 – Extension of Domestic Gardens in the Green Belt	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.
		Will climate proofing design measures be incorporated?	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.
		Will it encourage locally-sourced materials?	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing for appropriate redevelopment in Conservation Areas would ensure the regeneration and enhancement of existing rural and urban communities, through supporting the changing needs of the local area for example by permitting redevelopment of underused land.	Restricting development to a "one to one" basis would limit the regeneration and enhancement of existing rural and urban communities potentially through not permitting alternative uses.
				Allowing no redevelopment within Conservation Areas situated in the Green Belt would not ensure the regeneration and enhancement of existing rural and urban communities.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	There is an opportunity through the implementation of this option that the qualifications and skills of the local community could be enhanced through allowing alternative employment uses to be based in Conservation Areas which are situated in the Green Belt.	Through restricting development to a "one-to-one" basis it is likely that the qualifications and skills of the local community would not be enhanced, through restricting new businesses to operate as existing business types.		

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
		Preferred Option	Alternative Options
			Allowing no redevelopment within Conservation Areas situated in the Green Belt would not seek to enhance the qualifications and skills of the local community through not providing the opportunity for additional/alternative/new businesses within the local area.
	Will income and quality-of-life disparities be reduced?	There is the potential for income and quality of life disparities to be reduced in the District through allowing redevelopment within Conservation Areas, as this has the potential to create employment opportunities, thus potentially enhancing income in the local area.	Through restricting development to a "one-to-one" basis there is potential that income and quality of life disparities would remain the same as new businesses would have to be the same type as existing businesses, restricting diversity opportunities.
			Through not permitting any redevelopment within Conservation Areas in the Green Belt it is unlikely that income and quality of life disparities would be reduced as any businesses situated there would only be replaced on a like for like basis, limiting the opportunities for new businesses to locate there, and for new employment opportunities to be created. Similarly any dwelling that is replaced within a Conservation Area may only be replaced on a like for like basis, reducing the opportunity to increase the type of housing and tenure.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option generally seeks to consider the appropriateness of proposals for redevelopment within Conservation Areas in the Green Belt. However, the design of new developments is covered elsewhere in the LDF, particularly within the Conservation Area Appraisals and Management Plans. This would ensure the delivery of high quality, safe and inclusive design.	Restricting development to a "one to one" basis has the potential to ensure the delivery of high quality, safe and inclusive design through taking into consideration design requirements which are covered elsewhere in the LDF. The preferred option is considered to provide a balance between enabling some redevelopment within Conservation Areas situated in the Green Belt without being overly onerous or prescriptive in its requirements.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	The redevelopment of dwellings within Conservation Areas situated in the Green Belt may help to reduce the number of unfit homes, as those that are currently designated as unfit can then be redeveloped to meet current standards, for example the Lifetimes Homes Standard.	Restricting development to a "one to one" basis may help to reduce the number of unfit homes, as those that are currently designated as unfit can then be redeveloped to meet current standards.
				Allowing no redevelopment within Conservation Areas situated in the Green Belt would reduce the potential for dwellings to be updated to meet current standards, for example the Lifetimes Homes Standard.
Does it promote high quality design?	This option generally seeks to consider the appropriateness of proposals for redevelopment within Conservation Areas in the Green Belt. However, the design of new developments is covered elsewhere in the LDF, particularly within the Conservation Area Appraisals and Management Plans. This would ensure the delivery of high quality design.	Restricting development to a "one to one" basis has the potential to ensure the delivery of high quality design through taking into consideration design requirements which are covered elsewhere in the LDF. The preferred option is considered to provide a balance between enabling some redevelopment within Conservation Areas situated in the Green Belt without being overly onerous or prescriptive in its requirements.		

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
				Allowing no redevelopment within Conservation Areas situated in the Green Belt may not ensure the ensure the delivery of high quality design through restricting potential opportunities to improve the character and appearance of the Conservation Area in terms of the quality of the built environment.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Redevelopment within Conservation Areas would enable dwellings to be built to the Lifetime Homes Standard, whereas if redevelopment was not permitted it is unlikely that existing dwellings would contribute towards the flexibility of the District's housing stock.	Restricting development to a "one to one" basis would enable dwellings to be built to the Lifetime Homes Standard. If redevelopment was not permitted within Conservation Areas situated in the Green Belt it is unlikely that existing dwellings would meet those standards.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The District's Conservation Areas are primarily located within town and village centres. Permitting appropriate replacement of buildings within a Conservation Area therefore has the potential to promote and enhance existing centres by focusing development in such centres. There are two Conservation Areas which are situated in the Green Belt (Battlesbridge and Sutton). Permitting appropriate redevelopment within the Battlesbridge Conservation Area has the potential to promote development within the village,	Restricting development to a "one to one" basis within Conservation Areas situated in the Green Belt has the potential to promote development within existing centres (such as the village of Battlesbridge). However, the potential to enhance the existing centre would be somewhat restricted by only permitting redevelopment on a like for like basis.
		Will it improve business development?	Through allowing redevelopment of existing buildings from one use to an alternative more appropriate use there is potential that this could have a positive impact on business development as it gives the opportunity for different businesses to locate in the area.	Not permitting redevelopment within Conservation Areas situated in the Green Belt has the potential to direct development away from existing centres (such as the village of Battlesbridge).
				Through only allowing redevelopment of existing buildings from a "type to type" use it is likely that business development would remain the same as is existing. This could negatively impact on business development.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	Through not allowing redevelopment of existing buildings business development would remain the same as is existing. This could negatively impact on business development.
			No impact.	

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
		Preferred Option	Alternative Options
	Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
	Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the district?	Allowing the redevelopment of buildings in Conservation Areas situated within the Green Belt would allow for different types and different sized businesses to locate in the area, potentially securing more opportunities for residents to work in the District.	Allowing the redevelopment of buildings in Conservation Areas situated within the Green Belt would allow for different businesses, albeit the same type as existing, to locate in the area, potentially securing more opportunities for residents to work in the District. This could, however, be limited by this option.
			Not allowing the redevelopment of buildings in Conservation Areas situated within the Green Belt would not allow for different types and different sized businesses to locate in the area, thus it is unlikely that more opportunities for residents to work in the District would be secured.
Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
	Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
		Preferred Option	Alternative Options
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	Redevelopment within Conservation Areas allowing existing building to be converted from their existing use, as appropriate, would secure more opportunities for residents to work in the District through potentially allowing increased employment opportunities.	Permitting redevelopment within Conservation Areas on a “one to one” basis would not enhance the employment opportunities of the District greatly, although there would be opportunities to allow existing businesses to expand if the criteria are met (e.g. the business adjacent is the same use class, the two businesses could merge allowing for expansion).
			Not allowing redevelopment within Conservation Areas situated in the Green Belt would not secure more opportunities for residents to work in the District through not encouraging increased employment opportunities.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option states that whether the proposed redevelopment would make a positive contribution to the character and appearance of the Conservation Area and would contribute to the recommendations of the relevant Conservation Area Appraisals and Management Plans. This has the potential to enhance the historic environment.	Appropriate redevelopment on a “one to one” basis has the potential to have a positive impact on the historic environment.
		Will it support locally-based cultural resources and activities?	No impact.	Not permitting redevelopment in Conservation Areas which reside within the Green Belt would protect the existing character, but would restrict opportunities to enhance the historic environment.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Appropriate redevelopment within Conservation Areas situated within the Green Belt has the potential to have a positive impact on the quality of the public realm.	Appropriate redevelopment on a “one to one” basis has the potential to have a positive impact on the quality of the public realm.
				Not permitting redevelopment may preserve the quality of the public realm but would restrict opportunities to enhance it.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
		Preferred Option	Alternative Options
	Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
	Will it reduce the amount of derelict, degraded and underused land?	This option relates to the replacement of existing buildings within Conservation Areas situated within the Green Belt.	No impact.
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
	Will it preserve and/or enhance townscape character and value?	This option generally seeks to consider the appropriateness of proposals for redevelopment within Conservation Areas in the Green Belt. However, the design of new developments is covered elsewhere in the LDF, particularly within the Conservation Area Appraisals and Management Plans. This would ensure that townscape character and value is preserved and enhanced.	Restricting development to a "one to one" basis has the potential to ensure the preservation and/or enhancement of townscape character and value through taking into consideration design requirements which are covered elsewhere in the LDF. The preferred option is considered to provide a balance between enabling some redevelopment within Conservation Areas situated in the Green Belt without being overly onerous or prescriptive in its requirements. Allowing no redevelopment within Conservation Areas situated in the Green Belt may not ensure the ensure the enhancement of townscape character and value through restricting potential opportunities to improve the character and appearance of the Conservation Area in terms of the quality of the built environment.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option relates to the replacement of existing buildings within Conservation Areas situated within the Green Belt.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	This option generally seeks to consider the appropriateness of proposals for redevelopment within Conservation Areas in the Green Belt. However, the design of new developments is covered elsewhere in the LDF, particularly within the Conservation Area Appraisals and Management Plans. This would ensure that local character/vernacular is preserved and enhanced.	Restricting development to a "one to one" basis has the potential to ensure the preservation and/or enhancement of local character/vernacular through taking into consideration design requirements which are covered elsewhere in the LDF. The preferred option is considered to provide a balance between enabling some redevelopment within Conservation Areas situated in the Green Belt without being overly onerous or prescriptive in its requirements.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM22 – Conservation Areas and the Green Belt	
			Preferred Option	Alternative Options
				Allowing no redevelopment within Conservation Areas situated in the Green Belt may not ensure the ensure the enhancement of local character/vernacular through restricting potential opportunities to improve the character and appearance of the Conservation Area in terms of the quality of the built environment.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

Appendix 3 – Environmental Issues

	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Allowing the permanent mooring of houseboats may help to ensure equal opportunities and that all sections of the community are catered for through increasing this housing type within the District.	Not allowing for the permanent or temporary mooring of houseboats may not encourage equal opportunities and ensure that all sections of the community are catered for, as those residents living in houseboats would be unable to live permanently in the District.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The range of housing would be increased through permitting permanent moorings of houseboats.	Not permitting the permanent or temporary mooring of houseboats would not increase the range of housing as those who are currently living in, or aspiring to live in houseboats, would be unable to live in the District.
		Will a mix of housing types and tenures be promoted?	Through the provision of permanent moorings for houseboats, a mix of housing types would be promoted in appropriate areas of the District.	Not permitting the permanent or temporary mooring of houseboats within the District would not increase the mix of housing types within the District, as this type of dwelling would not be encouraged through the implementation of the alternative option.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	It is unlikely that there would be sustainable access to key services through the provision of permanent moorings of houseboats as potentially the moorings could be located away from the main settlements, and as such the associated services.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option may not focus development in existing centres as they may not have facilities to support permanent houseboat moorings within the District.	No impact.
		Will it improve business development?	No impact.	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Permitting permanent moorings of houseboats could have a positive impact on social inclusion through meeting the needs of smaller sections of the community.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	The most sustainable accessible locations may not have facilities to support permanent houseboat moorings within the District.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	Permitting permanent moorings of houseboats could have a positive impact on social inclusion through meeting the needs of smaller sections of the community.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	There is criteria within this option to ensure that the natural and semi natural habitats, including the estuaries and salt marshes are not adversely impact by such development.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	There are criteria within this option to ensure that species diversity is not adversely impact by such development.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	There are criteria within this option to ensure that sites designated for their nature conservation interest are not adversely impact by such development.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option seeks to take into consideration the potential impact of such development on Conservation Areas. This option could be further strengthened by the inclusion of reference to potential impact on the wider historic environment.	Not permitting any houseboats has the potential to ensure the protection of the historic environment.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	Permitting permanent moorings in appropriate locations has the potential to conserve landscape character.	Not permitting any houseboats has the potential to conserve landscape character.
		Will it preserve and/or enhance townscape character and value?	No impact.	No impact.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM23 – Houseboats	
			Preferred Option	Alternative Option
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	No impact.	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Some of the landscape features listed could positively contribute towards the creation and retention of green networks such as wildlife corridors.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	Alternative criteria, in addition to those already included within the preferred option, may restrict development within the District.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
		Does it promote high quality design?	The retention of existing landscape features has the potential to promote good design where appropriate.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	No impact.	Alternative criteria, in addition to those already included within the preferred option, may restrict development within the District.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
		Preferred Option	Alternative Option
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	Some of the landscape features listed could positively contribute towards the creation and retention of green networks such as wildlife corridors.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
	Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	The implementation of this option would ensure that natural and semi natural habitats are conserved.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	The implementation of this option, and the conservation of natural and semi natural habitats, would help to ensure that species diversity is conserved.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	There is potential that sites designated for their nature conservation interest would be maintained and enhanced through the implementation of this option.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	There is an opportunity to strengthen this option through the inclusion of additional criteria to encourage the creation of new habitats with new development.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	The criteria set within this option has the potential to ensure that sites, features and areas of historical archaeological and cultural value will be protected and enhanced.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This option, through the inclusion of the specific criteria, seeks to enhance the range and quality of the public realm and open spaces.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option may have the potential to conserve landscape character through the retention of important landscape features.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
		Will it preserve and/or enhance townscape character and value?	This option may have the potential to preserve townscape character and value through the retention of important landscape features.	No impact.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM24 – Other Important Landscape Features	
			Preferred Option	Alternative Option
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	This option may have the potential to preserve local character/vernacular through the retention of important landscape features.	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

Appendix 4 – Transport

	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Failing to have countywide parking standards gives rise to the potential for development with inappropriate and inconsistent parking standards to occur, which may deter development from certain areas, and thus undermine regeneration and enhancement.	Not having regard to countywide parking standards may result in inappropriate parking commensurate with development in rural and urban communities and thus would not ensure the regeneration and enhancement of the areas.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	Not having regard to countywide parking standards may result in inappropriate parking spaces that do not meet the needs of the residents, and that do not cater for all sections of the community.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The "Parking Standards: Design and Good Practice 2009" document would ensure the delivery of high quality, safe and inclusive design as developments within the District must comply with the specifications within the plan.	Not adhering to countywide parking standards may result in sub-standard design being delivered that is not inclusive to all, as there would be no parking standards set.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Through implementing minimum parking standards at trip origins and maximum parking standards at trip destinations it is likely that other forms of transport may be considered as an alternative to the private car.	Through not adhering to countywide standards it is likely that green infrastructure and networks would not be promoted and/or enhanced as there would be no set parking standards at trip origins or destinations to try to minimise car usage.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	The adoption of "Parking Standards: Design and Good Practice (2009)" would help to ensure the promotion of high quality design through the specific design criteria contained within the plan.	Not adhering to the countywide standards will not help to promote high quality design as there would be no set standards in place to ensure that this is the case.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	The "Parking Standards: Design and Good Practice (2009)" incorporates the requirements of the lifetime homes standard, and as such this option would ensure parking standards within development met the lifetime homes standard.	Failure to adopt parking standards has the potential to result in development which does not meet resident's needs in terms of sheltered or lifetime homes.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.
		Will it improve business development?	Provision of suitable commercial vehicle access and loading/ unloading areas would improve business operations. Requiring businesses to adhere to parking standards introduces a requirement which has the potential to discourage the provision of new business development. However, this is outweighed by the longer term benefits to business development from ensuring consistent and appropriate parking provision is made.	This would allow business development greater flexibility, which may encourage new business development. However, this would be undermined in the longer-term by the lack of appropriate parking and a consistent approach.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	Alone, this option would not increase the availability of sustainable transport modes, but it would help ensure such modes are likely to be more viable in the future.	The impact on the availability of sustainable transport modes would be uncertain, depending on the levels of parking provided if a consistent standard was not applied.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	Through introducing maximum parking standards at trip destinations, people will be encouraged to use alternative modes of transportation other than the private car.	Through not adhering to countywide standards it is likely that the use of alternative modes of transportation to the private car will not be promoted and/or enhanced as there would be no set parking standards at trip origins or destinations to try to minimise car usage.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	The need to travel would not in itself be reduced, however the implementation of maximum parking standards at trip destinations may reduce the opportunity to travel.	The need to travel is unlikely to be reduced as there would be no countywide parking standards to ensure that parking facilities at destinations are kept to a minimum standard, and thus it is unlikely that the need to travel will be reduced.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
	Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District’s distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
		Will it preserve and/or enhance townscape character and value?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	Car travel may be reduced through the implementation of maximum parking standards at trip destinations which may result in improved air quality.	It is unlikely that car travel would be reduced if countywide standards are not implemented, as this may not result in maximum parking standards at trip destinations, and therefore will not be encouraging people to use alternative methods of transport. If car travel is not reduced then it is unlikely that air quality will be improved as a result of reduced emissions.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/ vernacular be preserved and enhanced through development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM25 – Parking Standards	
			Preferred Option	Alternative Option
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM26 – Traffic Management
			Preferred Option
Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The implementation of this option would help to ensure that infrastructure is phased, and the community has facilities that meet ongoing and future needs through the implementation of traffic management plans. This will ensure that safe efficient movement of people and goods by all modes is enabled whilst protecting the quality of life within communities.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The implementation of this option would help to ensure the regeneration and enhancement of existing rural and urban communities through the protection of the existing characteristics (both the urban form and environmental aspects) through the conditions noted within the option. There is, however, an opportunity to strengthen this option through the addition of conditions to ensure the protection and enhancement of the environment.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Implementing this option would help to ensure that all sections of the community are catered for as the appropriate use of different types of road and travel methods will be facilitated, allowing for the safe and efficient movement of all members of the community.
		Will it meet the needs of an ageing population?	Implementing this option would help to ensure that all sections of the community are catered for as the appropriate use of different types of road and travel methods will be facilitated, allowing for the safe and efficient movement of all members of the community.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Through implementing this option it is likely that income and quality of life issues will see some reduction as access to all members of the community to all varieties of transportation method will be facilitated and promoted.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM26 – Traffic Management
			Preferred Option
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	There is an opportunity to strengthen this option with the addition of criteria to ensure that the delivery is of high quality, safe and inclusive design through making reference to the Highways Agency guidance 'Design Manual for Roads and Bridges'. Reference should also be made to Transport Impact Assessments and associated guidance.
		Will it improve health and reduce health inequalities?	This option would result in greater use of healthy forms of transport, and less use of forms of transport which have the potential to have a detrimental impact on health, in terms of issues pertaining to air quality.
		Will it promote informal recreation and encourage healthy, active lifestyles?	This option would result in more opportunity for the use of healthy forms of transport, encouraging healthy and active lifestyles.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	The implementation of this option would help to ensure that green infrastructure, including non-vehicular infrastructure routes and links, will be promoted, through the conditions imposed within it.
		Will it minimise noise pollution?	Traffic management has the potential to reduce noise pollution.
		Will it minimise light pollution?	Traffic management has the potential to reduce light pollution.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM26 – Traffic Management
			Preferred Option
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.

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		DM26 – Traffic Management	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does it promote a wide variety of jobs across all sectors?	No impact.	
	Does it secure more opportunities for residents to work in the District?	No impact.	
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	The availability of sustainable transport modes would be increased through the implementation of this option as a key factor within it is the facilitation of appropriate uses of different types of road and environment.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	This option, if implemented, will seek to encourage people to use alternative modes of transportation through the promotion of all types of transport.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Traffic management has the potential to contribute to social inclusion through improving accessibility for all sections of the community.
		Will it reduce the need to travel?	No direct impact, although traffic management has the potential to reduce the need to travel by less sustainable forms of transport.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM26 – Traffic Management
			Preferred Option
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	Traffic management has the potential to improve accessibility for all sections of the community.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM26 – Traffic Management
			Preferred Option
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This option does not consider the impact on the natural environment, however, there is an opportunity to strengthen this option through the addition of conditions to ensure the protection and enhancement of the environment through traffic management.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.

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		DM26 – Traffic Management	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option does not consider the impact on the historic environment. There is an opportunity to strengthen this option through the addition of conditions to ensure the protection and enhancement of the historic environment.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This option has the potential to ensure that the public realm is enhanced through appropriate traffic management.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.

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		DM26 – Traffic Management	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	
	Will it preserve and/or enhance townscape character and value?	No impact.	
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	This option would reduce emissions and energy consumption, through ensuring more sustainable patterns of transport.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.

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		DM26 – Traffic Management	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it provide for an efficient water conservation and supply regime?	No impact.	
	Will it provide for effective wastewater treatment?	No impact.	
	Will it require the provision of sustainable drainage systems in new development?	No impact.	
	Will it reduce the risk of flooding?	No impact.	
	Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM26 – Traffic Management
			Preferred Option
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	The implementation of this option may help to improve air quality through the promotion and enhancement of alternative types of travel than the private car.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	Traffic management has the potential to direct transport movements away from AQMAs.
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.
		Will climate proofing design measures be incorporated?	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM26 – Traffic Management
			Preferred Option
		Will it require the re-use and recycling of construction materials?	No impact.
		Will it encourage locally-sourced materials?	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.

Appendix 5 – Economic Development

		DM27 – Employment Land	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Balance			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	There is the potential to strengthen this option by adding criteria to ensure that any infrastructure commensurate with new employment land, or existing employment land, is phased to meet ongoing and future community needs.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Through facilitating new employment land, and changes to existing employment land, there is the opportunity to enhance and regenerate existing rural and urban communities. The careful management of this however will be facilitated through other policies within the plan.
		Will it ensure equal opportunities and that all sections of the community are catered for?	This option would ensure a flexible approach to the provision of employment uses, helping to meet the employment needs of all sections of the community.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	Through facilitating new employment land, and changes to existing employment land, it is likely that there will be opportunities to enhance the qualifications and skills of the local community. This will be through increased business opportunity within the District arising through additional employment land, and changes to existing employment land.
		Will income and quality-of-life disparities be reduced?	This option would help provide a range of additional employment generating uses within appropriate locations, which has the potential to reduce income disparities.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	An opportunity exists to strengthen this option through the addition of criteria to ensure that the design of any additional employment structures be of a high quality, safe and inclusive design.
		Will it improve health and reduce health inequalities?	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.
		Will it minimise noise pollution?	There is an opportunity to strengthen this option to ensure that any potential increase in noise pollution be mitigated against.
		Will it minimise light pollution?	There is an opportunity to strengthen this option to ensure that any potential increase in light pollution be mitigated against.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	There is criteria within this option to ensure that the impact on town centres is considered, therefore assisting to promote and enhance existing centres.
		Will it improve business development?	The provision of additional employment land would help to improve business development through additional employment location opportunities. This option is use class order specific favouring the development of B1 and B2 business uses (although this could be further emphasised), and thus businesses falling into other use classes will not be assisted, and in this respect business development may be somewhat hindered. Alternative uses are, however, supported in appropriate circumstances. It is recommended that the reasons for preferring the predominance of B1 and B2 uses on new and existing employment is explained further in the accompanying text to this option. The compatibility of alternative uses with existing uses should also be included within this option and the supporting text (for example the appropriateness of leisure uses to be situated in proximity to heavy industry).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would help ensure a range of employment uses.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	Providing opportunities for businesses to locate in new employment locations within the District would assist in promoting a wide variety of jobs across all sectors, particularly as use classes B1 and B2 cover a wide variety of business types.
		Does it secure more opportunities for residents to work in the District?	The implementation of this option would ensure that increased opportunities for residents to work in the District are secured through the additional employment facilities.
		Will it aid the realisation of London Southend Airport's economic potential?	There is an opportunity for this option to aid the realisation of London Southend Airport's economic potential. The future of London Southend Airport is, however, covered elsewhere in the LDF.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This option requires wider sustainability issues to be taken into account, which could include sustainable transport issues. This could be further emphasised in the supporting text to this option. Traffic management is, however, covered elsewhere in the LDF.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	This option requires wider sustainability issues to be taken into account, which could include sustainable transport issues. This could be further emphasised in the supporting text to this option. Traffic management is, however, covered elsewhere in the LDF.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	This option would help ensure a range of employment uses within appropriate locations, helping to facilitate social inclusion in terms of access to jobs.
		Will it reduce the need to travel?	This option requires wider sustainability issues to be taken into account, this could include transport issues. However, increased employment also has the potential to increase demand for travel.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	There is an opportunity to strengthen this option to include some location specific criteria helping to ensure that employment land is located in the best possible locations but this would be inappropriate given the relationship of this plan with other documents in the LDF such as the Allocations DPD. It is recommended that this is explained in the supporting text to the option as this is covered elsewhere in the LDF.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The implementation of this option would ensure that increased opportunities for residents to work in the District are secured through the opportunity to locate additional employment facilities within the District.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.
		Will it support locally-based cultural resources and activities?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.
		Will it preserve and/or enhance townscape character and value?	No impact.
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There is the opportunity to strengthen this option by the addition of criteria to ensure that new employment development helps to reduce emissions of greenhouse gases by reducing energy consumption through the implementation of climate proofing measures. Environmental criteria for employment development (such as BREEAM) is, however, covered elsewhere in the LDF.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
			Preferred Option
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.
		Will it provide for effective wastewater treatment?	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.
		Will it reduce the risk of flooding?	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.

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		DM27 – Employment Land	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option would help ensure employment uses are focussed on designated employment sites. The siting of new employment land is, however, be covered elsewhere in the LDF.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	No impact.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	This option would help ensure employment uses are focussed on designated, employment sites. The siting of new employment land is, however, be covered elsewhere in the LDF.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.

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		SA Objective	Decision-Aiding Question Will it (the Option)...?	DM27 – Employment Land
				Preferred Option
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	
		Will climate proofing design measures be incorporated?	There is the opportunity to strengthen this option with the inclusion of climate proofing criteria. Environmental criteria for employment development (such as BREEAM) is, however, covered elsewhere in the LDF.	
		Will the local character/vernacular be preserved and enhanced through development?	No impact.	
		Will it require the re-use and recycling of construction materials?	No impact.	
		Will it encourage locally-sourced materials?	No impact.	
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	

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		DM28 – Working from Home	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing the proposals for B1 business uses operating from dwellings may help to ensure the regeneration and enhancement of existing rural and urban communities through encouraging business in the area, reducing the need to travel, and therefore helping to reduce the spending leakage from the District. It is recommended, however, that the first point within this option is amended from 'is ancillary to the residential use' to 'remains linked to the residential use' to make this clearer.
		Will it ensure equal opportunities and that all sections of the community are catered for?	Allowing proposals for B1 business uses operating from dwellings (subject to specified conditions) would help to ensure equal opportunities and that all sections of the community are catered for, as it will allow people who cannot travel far, or those that are otherwise not working, the opportunity to work from their own home.
		Will it meet the needs of an ageing population?	Taking a positive approach to the provision of employment at home would help to meet the needs of all sections of the community, including the ageing population.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	This option, if implemented, would encourage an increased number of B1 businesses in the area, and would therefore help to enhance the skills, and qualifications of the local community.
		Will income and quality-of-life disparities be reduced?	Allowing B1 business uses to operate from dwellings provided the relevant conditions are met would increase the opportunities for residents to work in the District, thus helping to reduce income and quality of life disparities.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM28 – Working from Home
			Preferred Option
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.
		Will it improve health and reduce health inequalities?	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.
		Will it minimise noise pollution?	No impact.
		Will it minimise light pollution?	No impact.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.
		Will it reduce the number of unfit homes?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM28 – Working from Home
			Preferred Option
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option has the potential to draw employment generating uses away from existing centres, but the scale of such impact is likely to be nominal.
		Will it improve business development?	The implementation of this option would help to improve business development through allowing more opportunities for businesses to locate/start up in the District. It is recommended, however, that this option should not restrict uses within dwellings to B1 as other uses may be compatible with residential uses which do not fall within this class such as nail bars and dog grooming businesses. This should be amended in the option and explained in the supporting text.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM28 – Working from Home
			Preferred Option
		Does it promote a wide variety of jobs across all sectors?	The implementation of this option would help to provide a wide variety of jobs across all sectors through the provision of more opportunities to locate/start up business in the District. It is recommended, however, that this option should not restrict uses within dwellings to B1 as other uses may be compatible with residential uses which do not fall within this class such as nail bars and dog grooming businesses. This should be amended in the option and explained in the supporting text.
		Does it secure more opportunities for residents to work in the District?	Implementing this option would secure more opportunities for residents to work in the District through creating opportunities for residents to work from home. It is recommended, however, that this option should not restrict uses within dwellings to B1 as other uses may be compatible with residential uses which do not fall within this class such as nail bars and dog grooming businesses. This should be amended in the option and explained in the supporting text.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	Through enabling people to work from home, it is also reducing the need to commute to work. This may actively encourage people to use alternative methods of transportation to the private car.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Implementing this option would help to ensure that people have access to jobs throughout the District through enhancing the available employment opportunities in the area.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM28 – Working from Home
		Preferred Option
	Will it reduce the need to travel?	Reducing the need to travel would be a key feature from the implementation of this option, as it will enable residents to work from home - provided all the criteria are met - thus reducing the need to commute.
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The implementation of this option would enable access for all sectors of the community as it will allow anyone to work from their own home, provided certain conditions are met.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	More opportunities for residents to work in the District would be secured, alongside a reduction in out-commuting, through the implementation of this option. This is because it will allow for people to work from home, provided certain conditions are met, thus securing more employment opportunities within the District, which will as a result reduce the need to commute outside of the District for employment.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.

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		Decision-Aiding Question	DM28 – Working from Home
SA Objective		Will it (the Option)...?	Preferred Option
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM28 – Working from Home
			Preferred Option
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.
		Will it preserve and/or enhance townscape character and value?	This option seeks to ensure that the potential impact of proposals on the visual character of the surrounding residential area is taken into consideration which could ensure that townscape character and value is preserved.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM28 – Working from Home
			Preferred Option
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.
		Will it provide for effective wastewater treatment?	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.
		Will it reduce the risk of flooding?	No impact.

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		DM28 – Working from Home	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
	Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	No impact.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	The implementation of this option may help to reduce emissions (through reduced car travel) as there would be less need for commuting and therefore less need to use the private car.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.

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		DM28 – Working from Home	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.
		Will climate proofing design measures be incorporated?	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	This option seeks to ensure that the potential impact of proposals on the visual character of the surrounding residential area is taken into consideration which could ensure that local character/vernacular is preserved.
		Will it require the re-use and recycling of construction materials?	No impact.
		Will it encourage locally-sourced materials?	No impact
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact

Appendix 6 – Retail and Town Centres

	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing for the change of use of shopping frontages for non-retail purposes will help to ensure the regeneration and enhancement of existing rural and urban communities as it will help to ensure that shops do not remain empty and there are other opportunities to utilise them. This would ensure that the needs of the community are being met, and that the area is being enhanced.	Restricting non retail use within the town centres of the District will not help to ensure their vibrancy as there will little or no opportunity to diversify. Allowing the market to define the mix of town centre uses would not help to aid the regeneration and enhancement of town centres as a combination of uses that is not coordinated will effectively undermine the vitality and vibrancy of the centres.
		Will it ensure equal opportunities and that all sections of the community are catered for?	This option would ensure that A1 retail units are focused in town centres, and will also help ensure the vitality of town centres. This will help ensure retail and other services are focussed in locations accessible for all sections of the community.	A more restrictive approach may lead to fewer facilities within the town centre, forcing other services to locate to potentially less accessible locations, increasing inequalities. No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
		Will it meet the needs of an ageing population?	This option would ensure that A1 retail units are focused in town centres, and will also help ensure the vitality of town centres. This will help ensure retail and other services are focussed in locations accessible for all sections of the community, including the ageing population.	No impact. Allowing the market to determine the mix of uses within town centres may lead to facilities, services and retail being located in locations less accessible for an ageing population.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option, alongside other options within the Development Management DPD, through criteria specified within it will help to ensure the delivery of high quality, safe and inclusive design.	A more restrictive approach to non-retail use may have a limited impact. However, the presence of non-retail uses within town centres can lead to greater numbers of people in town centres in the evening/ night, and therefore increased passive surveillance of town centres, reducing crime/fear of crime. If planning were to be overly restrictive of non-retail uses, this would reduce such opportunities. A market-driven approach may have a limited impact. However, the presence of non-retail uses within town centres can lead to greater numbers of people in town centres in the evening / night, and therefore increased passive surveillance of town centres, reducing crime / fear of crime.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option promotes and enhances existing centres as development will be focused there - the option specifically states the primary shopping areas of Rayleigh, Rochford, and Hockley.	A more restrictive approach to non-retail use will not help to promote and enhance existing centres as only certain business types can locate there. The implementation of this option would effectively exclude non retail uses from town centres thus not enhancing them or focusing development towards them.
				A market-driven approach may ensure that the existing centres will be promoted through allowing businesses to locate there. However the town centres may not be enhanced as the uncoordinated approach may effectively undermine the vitality and viability of the town centre.
		Will it improve business development?	The option will help to ensure business development through allowing for various uses, provided certain criteria are met, which will encourage business development within the primary shopping areas of the District. It is recommended, however, that what constitutes a cluster of uses as set out in the option is explained in the supporting text to ensure clarity and avoid misinterpretation.	A more restrictive approach to non-retail use would not help to improve business development as certain businesses are effectively being excluded from the town centres.
				A market-driven approach would help to improve business development within the town centres as the business type within the area will be market led.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
		Preferred Option	Alternative Options
	Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would help to enhance consumer choice through the provision of an increased range of services within the primary shopping areas of the District. The option will allow for diversification of products and services offered within the Primary Shopping Areas and thus will enhance consumer choice. The Retail and Leisure Study is referred to in the supporting text and it is stated that this document should be used to determine the appropriate mix of retail and non-retail development. However, this should be expanded upon to explain what threshold for retail use should be applied if the Retail and Leisure Study is not up to date.	<p>The choice on offer for customers will not be enhanced as there will be no opportunity to diversify or provide a wide range of shopping leisure and retail services within town centres if the alternative option to adopt a more restrictive approach to non-retail use were to be implemented.</p> <p>Consumer choice will be enhanced particularly if the uses within the town centres are market driven.</p>
	Does it promote mixed use and high density development in urban centres?	Allowing for the change of use from A1 retail to non retail purposes will promote mixed use development within urban centres. This would allow for restaurants and cafes amongst other uses, promoting a diverse and mixed use urban centre.	<p>Mixed use development will not be promoted through the implementation of the alternative option to adopt a more restrictive approach to non-retail use as it is effectively excluding certain types of business from the town centres.</p> <p>A market-driven approach would promote mixed use development within town centres</p>

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
		Preferred Option	Alternative Options
	Does it promote a wide variety of jobs across all sectors?	Allowing for the change in use from A1 retail to non retail purposes will promote a wide variety jobs in urban centres as it allows for diversification of enterprise within these locations. This would therefore promote a wider variety of jobs across a wider range of sectors.	A wide variety of jobs will not be promoted through the implementation of the alternative option to adopt a more restrictive approach to non-retail use, as diversification within the town centres is not being promoted, therefore the type and quantity of jobs on offer will be limited.
	Does it secure more opportunities for residents to work in the District?	Allowing for diversification of uses within town centres will help to secure more job opportunities for residents to work within the District as there will be a wider range of business and employment types, using a more diverse skills base and encouraging employment within the District.	A wide variety of jobs may be promoted through the implementation of the alternative option to adopt a market-driven approach in a wide variety of sectors.
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	There may be more opportunities for residents to work in the District through the implementation of the alternative option to adopt a more restrictive approach to non-retail use, however this will only be in the retail sector within town centres if no other use is permitted. The implementation of the alternative option to adopt a market-driven approach may result in increased employment opportunities within the District, in a wide variety of sectors. This will therefore enable more people to live and work in the area.
			No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	Concentrating retail uses within the town centre, along with a proportion of alternative uses which contribute to the vitality of the centres, may help sustain demand for, and therefore provision of, public transport.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	Concentrating retail uses within the town centre, along with a proportion of alternative uses which contribute to the vitality of the centres, will help ensure such uses are not diluted over a wider area, which may only be accessible by car.	No impact. Allowing town centre uses to be determined by the market may lead to pressure for the development of retail and other facilities / services in locations only accessible by car.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	Concentrating retail uses within the town centre, along with a proportion of alternative uses which contribute to the vitality of the centres, will help ensure such services and facilities are accessible for all sections of society.	No impact. Allowing town centre uses to be determined by the market may lead to pressure for the development of retail and other facilities / services in locations less accessible to some sections of the community.
		Will it reduce the need to travel?	Concentrating retail uses within the town centre, along with a proportion of alternative uses which contribute to the vitality of the centres, will help reduce the number of trips generated as such uses will be focussed in single locations.	Being overly restrictive on some forms of development in town centres may lead to pressure for the development of retail, services, and facilities to be dispersed over a wider area, leading to a greater need to travel. Allowing town centre uses to be determined by the market may lead to pressure for the development of retail, services, and facilities to be dispersed over a wider area, leading to a greater need to travel.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
		Preferred Option	Alternative Options
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option would ensure that retail development, as well as some other facilities and services, is concentrated in town centres, which are more accessible by a variety of forms of transport. In addition, the concentration of such trip destinations within town centres helps sustain demand for public transport to such centres, and to ensure provision remains viable.	Being overly restrictive on some forms of development in town centres may lead to pressure for the development of retail, services, and facilities in less sustainable locations.
			Allowing town centre uses to be determined by the market may lead to pressure for the development of retail, services, and facilities in less sustainable locations.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	Concentrating retail uses within the town centre, along with a proportion of alternative uses which contribute to the vitality of the centres, will help ensure such services and facilities are accessible for all sections of society.	No impact.
			Allowing town centre uses to be determined by the market may lead to pressure for the development of retail and other facilities / services in locations less accessible to some sections of the community.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	Allowing for the diversification of uses within the town centres of the District will help to secure more opportunities for residents to work within the District, through increased employment opportunities within the area. This will then help to reduce out-commuting as there will be less need to commute outside the District for employment.	The alternative option to adopt a more restrictive approach to non-retail use may lead to increased opportunity for residents to work in the District but in a limited type of employment. It is unlikely that this will then reduce the out commuting within the District.
			There is likely to be an increase in employment opportunities within the District through the implementation of the alternative option to adopt a market-driven approach. This will result in increased opportunities for those living in the District to work in the District thus helping to reduce out commuting.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	There is the opportunity to strengthen this option with additional criteria to ensure that the sites, features, and areas of historical, archaeological, and cultural value in both urban and rural areas are protected and enhanced. This may be met by other policies within the document however. However, this issue is addressed elsewhere in the LDF.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	There are criteria within this option to ensure that the range and quality of the public realm and open spaces are enhanced.	There are criteria within the preferred option to ensure that the range and quality of the public realm and open spaces are enhanced.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	Failure to accommodate retail uses within town centres could lead to them directed to less appropriate locations, including the urban fringe.	If a more restrictive approach were to be taken to non-retail uses this may lead to greater pressure on the urban fringe to accommodate facilities, leisure and retail not accommodated within the town centre. If the market were to be left to determine uses within town centres, this may lead to greater pressure on the urban fringe to accommodate facilities, leisure and retail not accommodated within the town centre.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	There is an opportunity to strengthen this option with additional criteria focusing on the conservation of the landscape character areas of the plan. However, this issue is addressed elsewhere in the LDF.	No impact.
		Will it preserve and/or enhance townscape character and value?	There is an opportunity to strengthen this option with additional criteria focusing on the preservation and enhancement of the townscape character areas of the plan. However, this issue is addressed elsewhere in the LDF.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
	Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option ensures the re-use of previously developed land and urban areas in preference to Greenfield sites as the option allows for the change of use (where appropriate and where all criteria have been met) from shopping frontages to non retail. This will reduce the need for non retail businesses to locate elsewhere in the District.	The preferred option ensures the re-use of previously developed land and urban areas in preference to Greenfield sites as the preferred option allows for the change of use (where appropriate and where all criteria have been met) from shopping frontages to non retail. This will reduce the need for non retail businesses to locate elsewhere in the District.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.

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		DM29 – Town Centre Shopping Frontages	
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Options
	Will the best and most versatile agricultural land be protected?	The best and most versatile agricultural land will be protected through allowing the change of use from shopping frontage to non retail use within town centres, which will reduce the need for non retail uses to locate outside of the town centre areas, which will result in the best and most versatile agricultural land being protected.	No impact.
Air Quality			
12	To improve air quality	This option may have some impact, through reducing the need to travel by concentrating trip destinations within one location. However, in terms of local air quality, this may lead to some negative effects in very localised areas.	Being overly restrictive on some forms of development in town centres, may lead to pressure for the development of retail, services, and facilities to be dispersed over a wider area, leading to a greater need to travel and therefore an overall greater impact on air quality.
	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?		Allowing town centre uses to be determined by the market may lead to pressure for the development of retail, services, and facilities to be dispersed over a wider area, leading to a greater need to travel and therefore an overall greater impact on air quality.
	Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This option has potential to direct additional movements towards AQMAs, where AQMAs are in town centres.	Being overly restrictive on some forms of development in town centres, may direct movements away from town centre AQMAs, but may lead to greater impact on AQMAs through additional traffic, depending on the location of dispersed development.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
				Allowing town centre uses to be determined by the market may direct movements away from town centre AQMAs, but may lead to greater impact on AQMAs through additional traffic, depending on the location of dispersed development.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Sustainable design principles will be encouraged through the allowance for a mix of uses within the town centres of the District.	Sustainable design principles would not be encouraged with the alternative option to restrict some forms of development as there are restrictions as to the mix of uses within the town centres.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	There is an opportunity to strengthen this option through the inclusion of additional criteria focusing on the preservation and enhancement of the local character/vernacular. However, this issue is addressed elsewhere in the LDF.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM29 – Town Centre Shopping Frontages	
			Preferred Option	Alternative Options
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Allowing for the upper floors of shops and other commercial buildings to be used for residential purposes will help to ensure the regeneration and enhancement of existing rural and urban communities through the increased footfall and natural surveillance offered by residential dwellings.	Allowing for the upper floors of shops and commercial premises to be converted into residential dwellings notwithstanding the loss of leisure uses will not help to ensure the regeneration and enhancement of existing rural and urban communities as an appropriate mix of uses to maintain and enhance the vibrancy and vitality of town centres is required.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The opportunity to use the upper floors of shops and other commercial premises for residential purposes will help to increase the range and affordability of housing for all social groups as there will be opportunities for more residential development with a narrow remit for size and design, which will give the opportunity to provide different housing to that not under constraints.	The opportunity to use the upper floors of shops and other commercial premises for residential purposes will help to increase the range and affordability of housing for all social groups as there will be opportunities for more residential development with a narrow remit for size and design, which will give the opportunity to provide different housing to that not under constraints.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
		Preferred Option	Alternative Option
	Will a mix of housing types and tenures be promoted?	The opportunity to use the upper floors of shops and other commercial premises for residential purposes will promote a mix of housing types and tenures as it will be mainly flats/apartments that can be provided at these locations, which will be a different residential dwelling style to that offered elsewhere in the District.	The opportunity to use the upper floors of shops and other commercial premises for residential purposes will promote a mix of housing types and tenures as it will be mainly flats/apartments that can be provided at these locations, which will be a different residential dwelling style to that offered elsewhere in the District.
	Will it reduce the number of unfit homes?	No impact.	No impact.
	Does it promote high quality design?	Through the implementation of this option, in combination with other options within the Development Management DPD, high quality design will be promoted.	Through the implementation of this option, in combination with other options within the Development Management DPD, high quality design will be promoted.
	Is there sustainable access to key services?	There will be sustainable access to key services as the dwellings will be located within close proximity to, or within, the town centres, giving excellent sustainable access to key services.	There will be sustainable access to key services as the dwellings will be located within close proximity to, or within, the town centres, giving excellent sustainable access to key services.
	Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Residential conversion of the upper floors of town centre uses is likely to more constrained than in the case of new developments, and therefore the implementation of Lifetime Homes Standards more challenging.	Residential conversion of the upper floors of town centre uses is likely to more constrained than in the case of new developments, and therefore the implementation of Lifetime Homes Standards more challenging.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	Development will be focused in existing centres thus helping to promote and enhance these centres.	Development will be focused in existing centres thus helping to promote and enhance these centres.
		Will it improve business development?	There would be no loss of commercial uses or businesses from the town centre through the implementation of this option. Increased footfall into the area will improve business development in these areas. In the supporting text, however, it is recommended that what constitutes a net loss is explained further.	There is the potential for loss of business through the implementation of this option which will not aid business development, nor promote an appropriate mix of uses within the town centres.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	It is unlikely that the conversion of upper floors of shops and commercial premises within town centre locations will enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community as no new additional services will be provided.	It is unlikely that the conversion of upper floors of shops and commercial premises within town centre locations will enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community as no new additional services will be provided, with some services being lost.
		Does it promote mixed use and high density development in urban centres?	The implementation of this option will promote mixed use and high density development in urban centres, through allowing the conversion of upper floors of shops and commercial premises to be converted to residential dwellings.	If this approach were to be taken, and leisure uses lost, it would not be consistent with ensuring a mix of uses.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option seeks to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations, e.g. town centres.	This option seeks to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations, e.g. town centres.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	A range of service and facilities are likely to be accessible to the occupants of such developments. This form of development would have particularly positive accessibility benefits for those without access to a private car.	A range of service and facilities are likely to be accessible to the occupants of such developments. This form of development would have particularly positive accessibility benefits for those without access to a private car.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	There may be a loss of employment opportunities if this option is implemented as business units could be converted to residential properties thus not promoting employment opportunities.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	There is the opportunity to strengthen this option through the inclusion of specific criteria to protect and enhance sites features and areas of historical archaeological and cultural value in both urban and rural areas. However, this issue is addressed elsewhere in the LDF.	No impact.
		Will it support locally-based cultural resources and activities?	This approach would ensure the retention of space available for leisure uses, which could potentially include cultural activities.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
	Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
		Will it preserve and/or enhance townscape character and value?	There is the opportunity to strengthen this option through the inclusion of specific criteria to preserve and enhance townscape character and value. However, this issue is addressed elsewhere in the LDF.	No impact.
	Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	The option ensures the re-use of previously developed land and urban areas in preference to Greenfield sites as far as practicable.	The option ensures the re-use of previously developed land and urban areas in preference to Greenfield sites as far as practicable.
		Will higher-density development be promoted where appropriate?	The option will encourage higher density developments in appropriate locations.	The option will encourage higher density developments in appropriate locations.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM30 – Upper Floor Locations in Town Centres	
			Preferred Option	Alternative Option
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	The option ensures a mix of uses within the town centres.	The option may not ensure a mix of uses within the town centres.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	There is the opportunity to strengthen this option through additional criteria specifically ensuring the preservation and enhancement of the local character/vernacular. However, this issue is addressed elsewhere in the LDF.	No impact.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
	Balanced Communities			
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	There are criteria within the option to ensure that community facilities are provided to meet ongoing and future needs of the community.	Taking a more permissive approach to the loss A1 uses in rural areas would result in a loss of services in rural areas, and therefore fewer community facilities to meet ongoing and future needs.
Will it ensure the regeneration and enhancement of existing rural and urban communities?		The option, through the criteria within it, will ensure the regeneration and enhancement of existing rural communities through ensuring that the ongoing and future retail needs of the rural areas are met.	Allowing the loss of A1 facilities in rural areas will not ensure the regeneration and enhancement of existing rural and urban communities as it will result in the loss of retail in rural places.	
Will it ensure equal opportunities and that all sections of the community are catered for?		The option will help ensure the provision of local retail that can serve the local community.	The loss of retail within rural areas may lead to some sections of the community being unable to access retail facilities.	
Will it meet the needs of an ageing population?		The retention of retail within rural areas will assist the needs of an ageing population, particularly where mobility and transport access may be an issue.	An ageing population within rural areas may suffer due to the lack of retail facilities within proximity.	
Will the policies and options proposed seek to enhance the qualifications and skills of the local community?		No impact.	No impact.	
Will income and quality-of-life disparities be reduced?		Retention of retail facilities may help prevent an increase in the rural-urban divide in the District. There is some potential, however, for the option to prevent conversion of rural retail uses to other uses which have the potential to further enhance the rural economy.	Loss of retail facilities within rural areas may increase the rural-urban divide in the District.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	There are criteria within the option to ensure that high quality safe and inclusive design is delivered. It is recommended, however, that an additional issue is included within this option; on-street parking, to ensure that this is taken into consideration in the determination of applications for non-retail uses.	The criteria within the preferred option would ensure that high quality safe and inclusive design is delivered.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	No impact.	No impact.
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The implementation of this option will result in a much needed retail unit remaining in a rural area, thus promoting and enhancing the existing area.	The option does not promote and enhance existing centres as it will allow for the loss of retail in more rural areas, where the retail facilities are required to meet the needs of local communities.
		Will it improve business development?	The option is unlikely to promote business development due to the nature of the rural areas. However the option does seek to protect businesses that are already in existence.	The option does not promote business development in rural areas as it actively allows for the loss of A1 uses.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	The option will help ensure a range of retail within rural areas.	This approach may lead to a loss of retail within rural areas, to the detriment to local consumer choice.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
		Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
		Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
		Preferred Option	Alternative Option
	Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
	Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
	Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
	Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	No impact.	No impact.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
		Will it preserve and/or enhance townscape character and value?	There is an opportunity to strengthen the option by adding in criteria to ensure that the townscape character and value are preserved and/or enhanced. However, this issue is addressed elsewhere in the LDF.	No impact.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.
Water				
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.

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		DM31 – Village and Neighbourhood Shops		
SA Objective	Decision-Aiding Question Will it (the Option)...?	Preferred Option	Alternative Option	
	Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.	
	Will it provide for effective wastewater treatment?	No impact.	No impact.	
	Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.	
	Will it reduce the risk of flooding?	No impact.	No impact.	
	Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.	
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	There is an opportunity to strengthen the option by adding in criteria to ensure that the local character/vernacular are preserved and/or enhanced. However, this issue is addressed elsewhere in the LDF.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM31 – Village and Neighbourhood Shops	
			Preferred Option	Alternative Option
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	There is a risk that advertisements can create light pollution; however the option has criteria within it to ensure that this will not be the case. The potential for incorrect illumination of advertisements to cause light pollution should be set out within the supporting text to this option. Appropriate guidance on advertisements should also be referred to.	Not having regard to the lighting of advertisements may result in an increase in light pollution

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
		Preferred Option	Alternative Option
	Will it improve business development?	Placing advertising signs across the District in appropriate locations may help to improve business development through advertising the different services on offer in an area.	Placing advertising signs across the District may help to improve business development through advertising the different services on offer in an area. However if the location of the sign is inappropriate, or the sign itself is inappropriate it may eventually hinder business development.
	Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
	Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
	Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	There are criteria within the option to ensure that the range and quality of the public realm and open spaces are not worsened by the construction of advertising signs.	The quality and range of the public realm and open spaces will not be enhanced without specific criteria to control to siting, size, lighting etc of advertisements.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
		Will it preserve and/or enhance townscape character and value?	There are criteria within the option to ensure that the townscape character and value are preserved.	The townscape character may not be preserved if there are no criteria within the option to ensure that this is the case.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
	Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM32 – Advertisements	
			Preferred Option	Alternative Option
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	The option will ensure that local advertisements respect local character and vernacular.	This option could potentially lead to advertisements which are of detriment to the local character / vernacular.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
Balanced Communities				
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	No impact.	No impact.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	No impact.	No impact.
		Will it ensure equal opportunities and that all sections of the community are catered for?	No impact.	No impact.
		Will it meet the needs of an ageing population?	No impact.	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.	No impact.
		Will income and quality-of-life disparities be reduced?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
Healthy & Safe Communities				
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	No impact.	No impact.
		Will it improve health and reduce health inequalities?	No impact.	No impact.
		Will it promote informal recreation and encourage healthy, active lifestyles?	No impact.	No impact.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	No impact.	No impact.
		Will it minimise noise pollution?	No impact.	No impact.
		Will it minimise light pollution?	There is a risk that advertisements can create light pollution; however the option has criteria within it to ensure that this will not be the case.	Not having regard to the lighting of advertisements may result in an increase in light pollution

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
Housing				
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	No impact.	No impact.
		Will a mix of housing types and tenures be promoted?	No impact.	No impact.
		Will it reduce the number of unfit homes?	No impact.	No impact.
		Does it promote high quality design?	No impact.	No impact.
		Is there sustainable access to key services?	No impact.	No impact.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.	No impact.
Economy & Employment				
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	No impact.	No impact.

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SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
		Preferred Option	Alternative Option
	Will it improve business development?	Placing advertising signs across the District in appropriate locations may help to improve business development through advertising the different services on offer in an area.	Placing advertising signs across the District may help to improve business development through advertising the different services on offer in an area. However if the location of the sign is inappropriate, or the sign itself is inappropriate it may eventually hinder business development.
	Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.	No impact.
	Does it promote mixed use and high density development in urban centres?	No impact.	No impact.
	Does it promote a wide variety of jobs across all sectors?	No impact.	No impact.
	Does it secure more opportunities for residents to work in the District?	No impact.	No impact.
	Will it aid the realisation of London Southend Airport's economic potential?	No impact.	No impact.

**Rochford District Council – Development Management Development Plan Document:
Discussion and Consultation Document – Sustainability Appraisal**

	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
Accessibility				
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	No impact.	No impact.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	No impact.	No impact.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	No impact.	No impact.
		Will it reduce the need to travel?	No impact.	No impact.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	No impact.	No impact.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	No impact.	No impact.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	No impact.	No impact.
Biodiversity				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	No impact.	No impact.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	No impact.	No impact.
		Will it maintain and enhance sites designated for their nature conservation interest?	No impact.	No impact.
		Will it conserve and enhance sites of geological significance?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	No impact.	No impact.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	No impact.	No impact.
Cultural Heritage				
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	No impact.	No impact.
		Will it support locally-based cultural resources and activities?	No impact.	No impact.
Landscape & Townscape				
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	There are criteria within the option to ensure that the range and quality of the public realm and open spaces are not worsened by the construction of advertising signs.	The quality and range of the public realm and open spaces will not be enhanced without specific criteria to control to siting, size, lighting etc of advertisements.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	No impact.	No impact.
		Will it reduce the amount of derelict, degraded and underused land?	No impact.	No impact.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	No impact.	No impact.
		Will it preserve and/or enhance townscape character and value?	There are criteria within the option to ensure that the townscape character and value are preserved.	The townscape character may not be preserved if there are no criteria within the option to ensure that this is the case.
Climate Change & Energy				
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	No impact.	No impact.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	No impact.	No impact.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	No impact.	No impact.

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			Preferred Option	Alternative Option
	Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.	No impact.
		Will it improve the quality of coastal waters?	No impact.	No impact.
		Will it provide for an efficient water conservation and supply regime?	No impact.	No impact.
		Will it provide for effective wastewater treatment?	No impact.	No impact.
		Will it require the provision of sustainable drainage systems in new development?	No impact.	No impact.
		Will it reduce the risk of flooding?	No impact.	No impact.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
Land & Soil				
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	No impact.	No impact.
		Will higher-density development be promoted where appropriate?	No impact.	No impact.
		Will soil quality be preserved?	No impact.	No impact.
		Will it promote the remediation of contaminated land?	No impact.	No impact.
		Will the best and most versatile agricultural land be protected?	No impact.	No impact.
Air Quality				
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	No impact.	No impact.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	No impact.	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	DM33 – Advertisements affecting Conservation Areas and Listed Buildings	
			Preferred Option	Alternative Option
Sustainable Design & Construction				
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	No impact.	No impact.
		Will climate proofing design measures be incorporated?	No impact.	No impact.
		Will the local character/vernacular be preserved and enhanced through development?	The option will ensure that local advertisements respect local character and vernacular.	This option could potentially lead to advertisements which are of detriment to the local character / vernacular in areas where the local character strongly merits preservation and enhancement.
		Will it require the re-use and recycling of construction materials?	No impact.	No impact.
		Will it encourage locally-sourced materials?	No impact.	No impact.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	No impact.	No impact.