

## **Appendix 1 – Statement on Compliance with the SEA Directive and Regulations**

- 1.1 An outline of the contents, main objectives of the plan and relationship with other relevant plans:

Section 1 of this Sustainability Appraisal sets out the contents and main objectives of the Allocations DPD. It sets out the purpose of both stages in the development of the document. The relationship with other relevant plans is summarised in Section 4 of this Sustainability Appraisal and Appendix IV of the Core Strategy Submission SA Report.

- 1.2 The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan:

Section 3 of the Core Strategy Submission SA Report summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the District. Appendix III to the Core Strategy Submission SA Report (prepared by Essex County Council) sets out this information in more detail. The likely evolution of current conditions ('trends') is detailed in Appendix III of that report where available.

- 1.3 The environmental characteristics of areas likely to be significantly affected:

Where relevant and available, information regarding particular areas has been included in Appendix III of the Core Strategy Submission SA Report.

- 1.4 Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance:

Section 3 of the Core Strategy Submission SA Report summarises existing sustainability problems (including environmental problems) for the Rochford District Council area.

- 1.5 The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation:

Appendix IV of the Core Strategy Submission SA Report provides the summary of objectives for sustainability in the Rochford area (including environmental objectives), and the implications of these objectives for the LDF.

This Sustainability Appraisal has identified where international, national, regional and local policies have changed since the preparation of the Core Strategy Submission SA Report.

- 1.6 The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects:

The SA Framework of objectives presented in Section 4 of this Sustainability Appraisal shows which of the issues listed by the SEA Regulations are progressed by which SA Objectives have been identified (Table 5). This assures that all of the issues are considered during the assessment of each part of the Allocations DPD, since each proposed policy and alternative option is assessed against each SA Objective.

The likely sustainability effects of the different alternative options considered during the preparation of the Allocations Submission Document (including environmental effects) is summarised in Section 6 of this Sustainability Appraisal. Where possible, an indication of whether effects are likely to be cumulative, short, medium and long-term etc. has been included.

- 1.7 The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan:

Where significant adverse effects, including environmental effects, have been predicted for each of the options considered and the proposed policies in the Allocations Submission Document, has sought where possible to identify means of offsetting these effects. These are detailed in Appendices 3-12 of this Sustainability Appraisal.

- 1.8 An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information:

The reasons for selecting the alternative options set out in the Discussion and Consultation Document, and the other identified reasonable alternatives, considered in the preparation of the Allocations Submission Document is detailed within Section 6 and the 'Task B2' of this Report. Details of how the assessment was undertaken are provided in Sections 2-5 of this Sustainability Appraisal (the full appraisal methodology), and difficulties encountered in compiling information are summarised in 'Task B3' of this Report.

- 1.9 A description of the measures envisaged concerning monitoring:

Measures envisaged concerning the monitoring of the sustainability effects (including environmental effects) of implementing the Allocations Submission Document are provided in Section 9 of this Sustainability Appraisal.

- 1.10 A non-technical summary of the information provided under the above headings:

A non-technical summary has been prepared addressing the above headings, where appropriate. This non-technical summary should be read in conjunction with the Core Strategy Submission SA non-technical summary.

## Appendix 2 – SA of Core Strategy Vision and Objectives

**Key:** No Impact  
 Very Compatible  
 Compatible  
 Uncertain  
 Incompatible  
 Very Incompatible

N
VC
C
U
I
VI

### Core Strategy Vision

To make Rochford District a place which provides opportunities for the best possible quality of life for all who live, work and visit here.

SA Objectives		Compatibility Analysis
1	To ensure the delivery of high quality sustainable communities where people want to live and work	VC
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	C
3	To provide everybody with the opportunity to live in a decent home	C
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	C
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	C
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	U
7	To maintain and enhance the cultural heritage and assets of the District	U
8	To maintain and enhance the quality of landscapes and townscapes	U

## Rochford District Council – Allocations Submission Document Sustainability Appraisal Report

SA Objectives		Compatibility Analysis
9	To reduce contributions to climate change	U
10	To improve water quality and reduce the risk of flooding	U
11	To maintain and improve the quality of the District's land and soil	U
12	To improve air quality	U
13	To promote sustainable design and construction	U

### Summary:

The vision was assessed as being very compatible with SA objective 1, as delivering sustainable communities is closely linked to providing opportunities for the best possible quality of life. It was also found to be compatible with SA objectives relating to the economy, health, crime, sustainable transport and the provision of decent homes. The uncertainties identified within the compatibility analysis relate to the overarching nature of the vision, which cannot be expected to cover all aspects of sustainability in detail.

SA Objectives		Core Strategy Objectives			
		Making a difference to our people	Making a difference to our community	Making a difference to our environment	Making a difference to our local economy
1	To ensure the delivery of high quality sustainable communities where people want to live and work	C	VC	C	C
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	C	VC	N	U
3	To provide everybody with the opportunity to live in a decent home	VC	C	U	U
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	C	C	U	VC
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,	C	C	U	C

## Rochford District Council – Allocations Submission Document Sustainability Appraisal Report

SA Objectives		Core Strategy Objectives			
		Making a difference to our people	Making a difference to our community	Making a difference to our environment	Making a difference to our local economy
	walking and cycling				
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	U	U	VC	U
7	To maintain and enhance the cultural heritage and assets of the District	U	U	U	U
8	To maintain and enhance the quality of landscapes and townscapes	C	C	C	C
9	To reduce contributions to climate change	C	C	C	C
10	To improve water quality and reduce the risk of flooding	C	C	C	C
11	To maintain and improve the quality of the District's land and soil	C	C	C	C
12	To improve air quality	C	C	C	N
13	To promote sustainable design and construction	C	C	C	N

### Summary:

The CS objectives seek to make a difference to the District's people, community, environment and local economy. Given the objectives broad nature, the assessment found that the vision was compatible with the majority of the SA objectives.

### Compatibility of Theme Vision and Objectives

#### Housing

The vision and objectives for this topic are compatible with SA objective 3, which seeks to provide everybody with the opportunity to live in a decent home. They are also determined to be compatible with SA objectives relating to the economy (maintain settlement viability and rural

services), communities (delivery of housing which caters for needs of all communities) and landscape (efficient use of land). No incompatibilities have been identified.

### **Character of Place**

This topic's vision and objectives seek to ensure that new development respects and positively contributes to the built environment in order to maintain and enhance the District's distinctive character and history. This is compatible with SA objectives 7 and 13, which seek to maintain and enhance cultural heritage and ensure the use of sustainable design and construction. No incompatibilities have been identified.

### **The Green Belt**

The vision and objectives for this topic seek to protect the openness and character of the District's Green Belt by ensuring that the minimum amount of Green Belt is allocated to meet the District's housing. This is compatible with SA objectives 8 and 11, which seek to maintain and enhance the District's landscape, townscape, land and soil. The protection and enhancement of the Green Belt has the potential to have positive effects on flood risk and water quality as much of the green belt serves as water catchment area. No incompatibilities have been identified.

### **Upper Roach Valley and Wallasea Island**

The vision and objectives for Upper Roach Valley and Wallasea Island are compatible with SA objectives 2 (healthy & safe communities) and 6 (Biodiversity) through the provision of additional recreational spaces and the protection of biodiversity, including the delivery of the Wallasea Island Wild Coast Project. No incompatibilities have been identified.

### **Environmental Issues**

This topic's vision and objectives cover a wide range of environmental issues, which are compatible with SA objectives 6, 9, 10 and 12. This covers the protection and enhancement of biodiversity; reduced flood risk; improved air quality and an increase in renewable energy projects. This is also likely to have indirect positive effects on human health. No incompatibilities have been identified.

### **Community Infrastructure, Leisure and Tourism**

The vision and objectives are compatible with SA objectives 1 and 2 as this topic addresses the provision of adequate infrastructure, facilities and green tourism projects. No incompatibilities have been identified.

### **Transport**

The vision and objectives for this topic are compatible with SA objective 5 and 12, which seek to promote sustainable transport choices and improve air quality. The vision and objectives look to reduce reliance on the private car, improve accessibility and improve cycling and walking routes, which will lead to improvements in air quality. No incompatibilities have been identified.

### **Economic Development**

The vision and objectives identified for this topic are compatible with SA objective 4 as they seek to ensure the growth of the local economy and the enhancement of the local skills base through a range of proposed developments. No incompatibilities have been identified.

### **Retail and Town Centres**

This topic's vision and objectives seek to enhance and direct retail development in the town centres of Rochford, Rayleigh and Hockley to reduce the leakage of retail expenditure out of the District. It also seeks to ensure that village and neighbourhood shops provide a service for local communities, particularly for those with limited access to transport. This is compatible with SA objective 4, which promotes economic growth and town centre vitality/viability. No incompatibilities have been identified.

### **Appendix 3 – Brownfield Residential Land Allocations**

The four brownfield sites identified for reallocation for residential use; Star Lane Industrial Estate (Policy BFR1; Option E9), Eldon Way/Foundry Industrial Estate (Policy BFR2, Option E10), Stambridge Mills (Policy BFR3, Option E11), and Rawreth Industrial Estate (Policy BFR4, Option E12) have been considered in the production of the Allocations Submission Document.

These options were assessed in detail at the Discussion and Consultation Document stage. In general they were considered to perform strongly against the sustainability objectives although some concerns were noted in respect of Stambridge Mills such as flood risk. However, other significant sustainability benefits were identified.

The detailed assessments are not repeated here, but can be found in Appendix 4 of the previous SA (July 2012). The allocation of Eldon Way/Foundry Industrial Estate, however, is deferred to the emerging Hockley Area Action Plan, which is at an advanced stage and will be subject to an independent SA.



### Appendix 3 – Settlement Extension Residential Land Allocations

The alternative options considered for the location of housing land within the Green Belt are related to the general locations set out in the Core Strategy Adopted Version. These include Policy H2 (Extension to residential envelopes and phasing) and Policy H3 (Extension to residential envelopes post- 2021). The options assessed are variations of potential sites, of which the SA has evaluated the different issues and potential impacts against the SA Framework (Table 5).

Several alternative options have also been identified for the allocation of a Gypsy and Traveller site in the District as required by Policy H7 (Gypsy and Traveller Accommodation). These have been assessed against the SA Framework.

The proposed policies for each general location are presented first, followed by the appraisal of the reasonable alternative options.

#### North of London Road, Rayleigh

##### Policy SER1

SA Objective	Policy SER1 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>SER1 is the largest of the site options for the north of London Road general location.</p> <p>The site is in close proximity to a range of services such as schools, a supermarket, leisure facilities and health facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for.</p> <p>The development of this site can provide the required minimum amount of housing. It will ensure the phasing of infrastructure with the capacity to provide the necessary public open space, youth and community facilities and infrastructure improvements.</p> <p>The site is well related to the existing development although at present it is partially segregated from the main development by BFR4. The Council plans to reallocate the industrial estate for residential use and encourage the relocation of 'bad neighbour' uses, as well as other uses on the site to an alternative location. This will help to generate a more cohesive and holistic residential area, which will ensure equal opportunities for residents and will create a sense of community and place.</p>	<p><b>++</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER1 – Commentary	Score
	<p>The site will include provision of a new school, which will ensure that additional unsupportable pressure will not be imposed on the existing facilities in the area. It will provide additional play space and recreational facilities for local residents and young people.</p> <p>SER1 can include homes which comply with the Lifetime Homes Standard. This ensures that the site can provide lifelong homes for residents.</p> <p>Currently SER1 is located to the west of Rawreth Industrial Estate (assessed in detail later in this document under BFR4). BFR4 is presently occupied by primarily 'bad neighbour' uses including waste management and various industrial units. The Core Strategy identifies the Industrial Estate as suitable for housing and as such the site will be reallocated for housing. The reallocation of BFR4 for housing is a long term aspiration of the Council and as such the phasing of the two sites should be carefully considered. If SER1 is developed prior to BFR4 it will be necessary to include a buffer between the residential and industrial uses while still ensuring that future residential development of the Industrial Estate can be integrated with the rest of SER1.</p> <p>A range of housing tenure, types and affordability will ensure that SER1 can sustain a mixed and balanced community.</p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>SER1 will facilitate the development of a range of sporting and recreational spaces, potentially including indoor and outdoor facilities and youth facilities. Outdoor play space can also be provided.</p> <p>Although the previous SA recommended the retention of the playing field to the south of the site along London Road, the Concept Statement proposes that this playing field should be relocated to another location to the west of the site in the Green Belt on a like for like basis. This would have a positive impact through ensuring that there is no net loss of recreation and public open space in this location. As this is a like for like replacement the impact on sustainability is likely to be neutral.</p> <p>There is a Greenway proposed to the west of Rayleigh (Greenway 13) which would connect well with this option. There is also a proposed Sustrans cycle route to the north/north east of this option which may present opportunities for a pedestrian/cycle link in future. These features can be used to encourage the use of alternative modes of transport which will have a positive contribution in terms of the health of residents.</p> <p>There are high voltage pylons running north east directly to the west of the site, and residential development should be 60 metres away from the pylons. The siting of playing fields and public open space should also consider the presence of the pylons.</p>	<p><b>++</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER1 – Commentary	Score
	A Health Impact Assessment should be undertaken and accompany any planning application for the site.	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing within this development.</p> <p>The site can provide a range of housing types and tenures to meet local needs.</p> <p>The site can accommodate dwellings which are compliant with the Lifetime Homes Standard. This is addressed within the Concept Statement.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p>	<b>++</b>
<b>4. Economy &amp; Employment</b>	<p>This option is not located within Rayleigh town centre.</p> <p>The site will have suitable access to key services as well as to employment opportunities in Rayleigh town centre, particularly as the Concept Statement promotes the creation of a bus link between Rawreth Lane and London Road. It is also well related to as well as retail conveniences located south east of the site along London Road.</p> <p>Commercial uses at the south of the site should be retained, as set out in the Concept Statement.</p> <p>SER1 is well related to the proposed office and light industrial employment site, which is discussed in detail later in this document under the Policy NEL1.</p> <p>The Concept Statement for SER1 also suggests that small scale (A1) retail should be integrated into the site in the form of neighborhood shops which would ensure that all members of the community have access to shops and services.</p> <p>The provision of youth and community facilities within the site may also provide additional employment opportunities for local residents.</p>	<b>+</b>
<b>5. Accessibility</b>	<p>This option can link with both Rawreth Lane and London Road (which has the potential to provide a circular public transport route), as opposed to NLR1, NLR2 and NLR3 and would therefore mean that local services, such as those located along Rawreth Lane and London Road would be more accessible for the local community.</p> <p>Public transport links are available along Rawreth Lane and London Road (there are several bus routes along each). This increases the accessibility for those without access to a private car to local services.</p>	<b>++</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER1 – Commentary	Score
	<p>Retail and public facilities are provided on site and as such this will reduce the need for residents to travel.</p> <p>There is a Greenway proposed to the west of Rayleigh (Greenway 13) which would connect well with this option. There is also a proposed Sustrans cycle route to the north/north east of this option which may present opportunities for a pedestrian/cycle link in the future.</p> <p>The Concept Statement for Policy SER1 states that there should be two access/egress points from Rawreth Lane and London Road. The site should be orientated in such a way that the majority of traffic is directed onto London Road.</p> <p>Other transport improvements, such as junctions, will be necessary along London Road to help avoid an increase in traffic congestion. The Concept Statement refers to the creation of a multi-use junction for this site and that within Policy NEL1 along London Road.</p> <p>In order to reduce the impact of vehicular traffic within the site a bus link can be created between London Road and Rawreth Lane. This link can include measures to prevent private cars from passing along it, however the potential for making the link able to support cars will also be considered at the planning stage. This bus link would serve the development by reducing congestion and air pollution. It would also link the site to Rayleigh town centre.</p> <p>Pedestrian and cycle routes can also be supported within SER1. These can be used to further reduce the need to use private cars and has the potential to be linked to the proposed Sustrans cycle route.</p> <p>Local highway capacity and infrastructure improvements are required to accompany development of the site. A Transport Impact Assessment should be carried out prior to the development of the site.</p>	
<p><b>6. Biodiversity</b></p>	<p>The general location is not in proximity to any of the districts estuaries or salt marshes or other significant natural and semi natural habitats.</p> <p>There are a number of small ponds towards the centre of the site which might have some biodiversity value. Any loss of biodiversity value from these sites should be mitigated against.</p> <p>The site is not located in proximity to any areas designated for their ecological importance.</p> <p>The site can include several areas of public open space which may be able to support some species.</p>	<p><b>++</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER1 – Commentary	Score	
	<p>The Concept Statement outlines the need for a substantial green buffer located in the Green Belt, to the west of the site, providing public open space in the form of park land, and has the potential to help mitigate flood risk issues. This buffer will ensure that there is strongly defined Green Belt boundary which will serve the needs of residents. Public open space on site will also be created to help mitigate flood risk issues. These also have the potential to facilitate species movement.</p> <p>The green buffer to be included on this site has the capacity to provide ecological value and species habitats.</p>		
<b>7. Cultural Heritage</b>	<p>There is a grade II listed Building near to the site. Development must not adversely impact the building. A green buffer should also be included to minimise the impact, as detailed in the Concept Statement for Policy SER1.</p> <p>The general location is within Historic Environment Character Zone 40. There may be some archaeological deposits in the area however the extent to which this is the case is unknown due to the lack of archaeological field work undertaken.</p>	<b>+</b>	
<b>8. Landscape &amp; Townscape</b>	<p>SER1 is similar to NLR5, however it extends further to the west and south, where it borders London Road.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The site has the potential to ensure a strong Green Belt boundary to the west. This can be enhanced by the integration of a substantial green buffer along the western boundary of the site to prevent further encroachment into the Green Belt. The arrangement of this site would not project further than three alternative options for this location (NLR1, NLR2 and NLR4), thus potentially further maintaining the landscape character of land to the west of the site. Some of this area further to the west of this option, however, would be changed from existing agricultural land to parkland.</p> <p>There are a number of existing trees on the site as well as several with Tree Preservation Orders. These should be retained where possible unless it can be demonstrated that their continued presence would render the development of the site unviable. Any subsequent loss of trees should be appropriately mitigated against.</p> <p>SER1 extends westward along London Road. It will form a key gateway along the western approach into Rayleigh. As such the topography and landscape of the site should be carefully considered. A green buffer would be useful in creating a positive visual impact of the site from the surrounding highways.</p> <p>The site is well related to the proposed employment site to the south of London Road (Policy NEL1 which is considered later in this assessment). The Concept Statement recognises the importance of the landscape in this location and details potential mitigation measures such as design, landscaping.</p>	<b>-</b>	<b>+</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER1 – Commentary	Score	
	<p>The site will include a green buffer to the west which will ensure that there is a strong Green Belt boundary preventing further extension into the Green Belt and preventing coalescence with the village of Rawreth.</p>		
<p><b>9. Climate Change and Energy</b></p>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings that can mitigate the impact of the development on the local climate. 10% of the energy should be generated by on site renewable and low carbon sources, unless the planning application demonstrates that this would be unviable or undeliverable.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable and/or low carbon technologies can be provided within the site and should be included unless it can be demonstrated that they would render a development unviable.</p>	+	
<p><b>10. Water</b></p>	<p>There is an area of approximately 3.1 hectares within an area designated as flood zone 2 and 3. This area should not be developed on and should instead be utilized to provide public open space in accordance with national policy.</p> <p>The provision of a green buffer west of the site, within the Green Belt has the potential to mitigate against the effects of the flooding.</p> <p>SER1 can accommodate Sustainable Drainage Systems (SUDs). Grey water management and other conservation measures can also be included if appropriate. The size of the site means that SUDs and other such water management measures are likely to be particularly viable.</p> <p>As noted within the Concept Statement, the wastewater transmission network will need modelling at the planning application stage, and any issues identified should be resolved in conjunction with Anglian Water.</p> <p>There is capacity of the existing Waste Water Treatment Works to accommodate the proposed growth in this location. Infrastructure improvements would need to be made to the foul sewerage network.</p>	+	
<p><b>11. Land and Soil</b></p>	<p>The site is located on greenfield land.</p> <p>The allocation of this site would necessitate the loss of Green Belt land in this location, however SER1 would create a strong Green Belt boundary, helping to prevent additional loss of Green Belt land in future. This Green Belt boundary would be strengthened further by the inclusion of a green buffer in the west of the site.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER1 – Commentary	Score	
	The site encompasses grade 3 agricultural land which will be lost if the site is developed. This loss is mitigated by the fact that the development of SER1 prevents the loss of higher grade agricultural land elsewhere. However greenfield land will also be lost.		
<b>12. Air Quality</b>	<p>Rawreth Industrial Estate (BFR4) located to the east of the site has been designated an AQMA. Air Pollution from the existing industrial estate should be considered when the dispersal of housing within SER1 is considered. The extent of this factor will be largely determined by the phasing of the development of SER1 for residential uses.</p> <p>The proposed public transport, pedestrian and cycle links in the site will serve to reduce air pollution from private car use within the site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate. The specific measures regarding the sustainable design and construction of the site will be managed through the development management process.	+	

### Option NLR1

SA Objective	Option NLR1 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The scale of the site will ensure that the required youth and community facilities in addition to other infrastructure such as a new primary school.</p> <p>NLR1 is in proximity to a range of services including schools, a supermarket, leisure facilities and health facilities as well as public open space, allowing it to meet the various needs of the community.</p> <p>NLR1 adjoins the existing settlement, however it is less well related to the existing settlement than SER1 and NLR5 as it does not have a direct link with London Road to the south. NLR1 is also less well related to the potential employment options (E13-E17) and the office and light industrial uses proposed in Policy NEL1.</p> <p>Whilst adjoined to the existing settlement, part of the site is currently isolated due to the presence of Rawreth Industrial Estate. Cohesive development of this site to enable the regeneration and enhancement of existing communities will depend upon the redevelopment of the employment land for residential use (Policy BFR4).</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR1 – Commentary	Score	
	Additional healthcare facilities may be provided in this general location following a Health Impact Assessment and in consultation with the South East Essex Primary Care Trust. This provision would ensure that the needs of an ageing population are met in this location.		
<b>2. Healthy &amp; Safe Communities</b>	<p>There area high voltage overhead power lines within the site, which should be viable to relocate before development takes place.</p> <p>NLR1 is located near to Rayleigh Leisure Centre and Rawreth Lane Playing Fields and have the potential to improve health and reduce health inequalities.</p> <p>The provision of public open space on the site will facilitate informal leisure activities.</p> <p>There is a Greenway proposed for the west of Rayleigh (Greenway 13) which can be linked to this option. Nevertheless option NLR1 does not have as strong a potential link to the Greenway as SER1, NLR3 or NLR5 because it does not extend as far south towards London Road.</p> <p>There is also a proposed Sustrans Cycle Route to the north/ north east of the site which could be linked to the site in the future.</p>	-	+
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing within this development.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The site can accommodate dwellings which are compliant with the Lifetime Homes Standard.</p> <p>The design of the development will be determined through the development management process.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>This site is not situated within the town centre of Rayleigh.</p> <p>A range of local services are allocated for this general location, including a primary school and youth and community facilities. There is a range of existing shopping, leisure and local services which are accessible from this site. This option is also in proximity to the options for employment land to the west of Rayleigh.</p> <p>Although the option is in proximity to the options for employment land to the west of Rayleigh (E13-16) and Policy NEL1, NLR1 is not as well related to these as SER1, NLR3 and NLR5 which have direct links to London Road.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR1 – Commentary	Score	
<b>5. Accessibility</b>	<p>The site has the potential to link with the public transport links along Rawreth Lane and with Greenway 13, which is proposed in the south.</p> <p>The site has no connection to London Road.</p> <p>Access to the employment options west of Rayleigh is poor compared to that of Options NLR3, NLR5 and SER1, which link directly to London Road. This being said NLR1 still provides an opportunity for access to the employment options south of London Road. NLR1 can also support opportunities for walking and cycling both within the site and along Rawreth Lane.</p> <p>The cumulative impact on the highways network will need to be considered in this general location.</p> <p>The site can ensure that the need to travel is reduced by providing access to existing local services as well as to services which would be included in the site.</p>	<b>++</b>	<b>-</b>
<b>6. Biodiversity</b>	<p>The general location of this site is not in proximity to the District's estuaries or salt marshes or other important natural/ semi-natural habitats.</p> <p>There is a small pond to the south of the site which may have biodiversity value and appropriate mitigation measures must be considered.</p> <p>The site is not in immediate proximity to any areas designated for their ecological importance.</p> <p>There is an area to the south of NLR1 which is at risk of flooding. This area can potentially facilitate species movement and colonisation.</p> <p>In this general location, parkland to the west of Rayleigh will be allocated. An area to the south of the site would accommodate public open space which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<b>+</b>	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration at the development stage.</p>	<b>+</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR1 – Commentary	Score	
	<p>A grade II Listed Building ('Barn approximately 40 metres east of Rawreth Hall, Rawreth') which is in proximity to the western boundary of this site. The siting of this Listed Building would need to be considered with any development in this general location.</p>		
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Parkland to the west of Rayleigh can be allocated to provide accessible public open space in this area. A small area of green space can also be provided within the development to reduce the risk of flooding.</p> <p>There is a large area of Green Belt to the west of the site, which would ensure that NLR1 does not coalesce with the village of Rawreth.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The site follows a natural field boundary and with the provision of a green buffer, it can ensure that a defensible Green Belt boundary could be maintained to prevent further encroachment into the Green Belt. This option, however, extends further to the west along Rawreth Lane compared to the other options for this general location (particularly NLR4 and NLR5). It would therefore have a greater impact on the landscape character to the west of Rayleigh in this regard. Some of this area further to the west of this option, however, would be changed from existing agricultural land to parkland.</p> <p>This option, however, extends further to the west along Rawreth Lane compared to the other options for this general location (particularly NLR4 and NLR5). It would therefore have a greater impact on the landscape character to the west of Rayleigh in this regard. Some of this area further to the west of this option, however, would be changed from existing agricultural land to parkland. The relationship between this option and employment options to the west of Rayleigh (E13-E17) and Policy NEL1 could have a significant impact on the landscape character to the west of Rayleigh. This would depend on the options taken forward and would need to be carefully considered. However, this option is not so well related with the employment options as opposed to Options NLR3 and NLR5 for example.</p>	+	-
<p><b>9. Climate Change and Energy</b></p>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>The site is situated on greenfield Green Belt land or Agricultural green belt land.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR1 – Commentary	Score	
	Onsite renewable or low carbon energy technologies may be provided.		
<b>10. Water</b>	<p>There is a small area of flood zone 2 and 3 running along the south of the site. This area would be suitable for use as public open space.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity of the existing Waste Water Treatment Works to accommodate the proposed growth in this location. Infrastructure improvements would need to be made to the foul sewerage network.</p>	<b>+</b>	
<b>11. Land and Soil</b>	The site encompasses grade 3 agricultural land, and thus its development would not lead to a loss of the highest quality agricultural land.	<b>+</b>	<b>-</b>
<b>12. Air Quality</b>	<p>Providing a link to London Road is less viable for NLR1 compared to SER1, NLR3 and NLR5. As a result traffic traveling to and from the site is likely to be focused along Rawreth Lane which in turn will increase air pollution in that area.</p> <p>There are opportunities to ensure public transport and pedestrian/ cycle routes within the site as well as to improve the public transport along Rawreth Lane which will potentially reduce the impact on air quality.</p> <p>Rawreth Industrial Estate to the east of NLR1 has recently been designated an AQMA. However the Industrial estate is proposed to be redeveloped for residential use (Policy BFR4).</p>	<b>-</b>	<b>+</b>
<b>13. Sustainable Design and Construction</b>	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate. The specific measures regarding the sustainable design and construction of the site will be managed through the development management process.	<b>+</b>	

Option NLR2

SA Objective	Option NLR2 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The scale of the site will ensure that the required youth and community facilities in addition to other infrastructure such as a new primary school.</p> <p>Whilst adjoined to the existing settlement, part of the site is currently isolated due to the presence of Rawreth Industrial Estate. Cohesive development of this site to enable the regeneration and enhancement of existing communities will depend upon the redevelopment of the employment land for residential use (Policy BFR4).</p> <p>NLR2 is in proximity to a range of services including schools, a supermarket, leisure facilities and health facilities as well as public open space, allowing it to meet the various needs of the community.</p> <p>NLR2 is separated from both Rawreth Lane and London Road. This may have a negative impact on existing and future communities. Through reducing their access to services and facilities as well as the existing bus services along these two routes.</p> <p>Additional healthcare facilities may be provided in this general location following a Health Impact Assessment and in consultation with the South East Essex Primary Care Trust. This provision would ensure that the needs of an ageing population are met in this location.</p>	+	-
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The infrastructure requirements include an area of green space between the development and the A1245 which could improve the biodiversity of the area, provide a community benefit, and ensure that there is no coalescence with the village of Rawreth. Design of the development will be determined through the development management process.</p> <p>There are high voltage overhead power lines within the western boundary of the site which should be viable to move before development takes place. Rayleigh Leisure Centre is situated in proximity to the site although this may be less accessible from this development compared to SER1, NLR1, NLR4 and NLR5. London Road playing field is adjacent to the site and is therefore likely to be more accessible. Accessible public open space will also be provided to the west of this option. The reduced accessibility of this site, however, to a range of leisure facilities provided at Rayleigh Leisure Centre may not improve health and reduce health inequalities. The relationship between this option and the options for employment land to the west of Rayleigh, in particular Option E17 located to the west, would need to be taken into consideration. However, this option is not as well related to these options as opposed to Options NLR3 and NLR5 which have direct links to London Road.</p>	-	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR2 – Commentary	Score	
	<p>The proposed public open space to the west and playing field to the south would encourage informal recreation. Rayleigh Leisure Centre, however, is less accessible from this option as opposed to some of the other options which may impact on the sites potential to encourage healthy, active lifestyles. There is a Greenway proposed to the west of Rayleigh which would connect with this option. Although there is also a proposed Sustrans route located to the north/north east of this option, the location of this site away from Rawreth Lane would make future opportunities to link to this route less viable.</p>		
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing within this development.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The site can accommodate dwellings which are compliant with the Lifetime Homes Standard.</p> <p>There are a range of local services and facilities which are in proximity to this site, including bus routes along Rawreth Lane and London Road. The isolation of this site from these two routes may therefore make access to these key services less sustainable and unequal for sections of the local community. This option is also in proximity to the options for employment land to the west of Rayleigh, although this option is not as well related to these options as opposed to Options NLR3 and NLR5 which have direct links to London Road. Option E17 is, however, in proximity to the site to the west.</p>	+	-
<b>4. Economy &amp; Employment</b>	<p>This site is not situated within Rayleigh town centre.</p> <p>A range of local services are allocated for this general location, including a primary school and youth and community facilities. There is a range of existing shopping, leisure and local services which are accessible from this site but which may be less accessible compared to some of the other options due to its isolation from the two main roads to the north and south.</p> <p>This option is also in proximity to the options for employment land to the west of Rayleigh (E13-E16) as well as Policy NEL1, although this option is not as well related to these options as opposed to Options NLR3 and NLR5 which have direct links to London Road. Option E17, however, is in proximity to the site to the west.</p>	+	-
<b>5. Accessibility</b>	<p>This option is less likely to have the potential to incorporate sustainable transport within this option due to the isolation of the site from Rawreth Lane and London Road. Greenway 13, however, to the south of the site may be accessible.</p> <p>The site is detached from London Road and Rawreth Lane, making the access onto these routes less viable. This will have a negative impact in terms of traffic and accessibility. There is potential to improve public transport links along Rawreth Lane and London Road, however, this site is detached from these main roads.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR2 – Commentary	Score
	<p>The relationship between this option and the options for employment land to the west of Rayleigh also has the potential to encourage walking and cycling. However, this would depend on the residential and employment options taken forward, as this option is not as well related to the employment options as opposed to Options NLR3 and NLR5 which have direct links to London Road.</p> <p>There are a range of local services and facilities which are likely to be less accessible from this site compared to the other four options.</p> <p>The relationship between this option and the employment options to the west of Rayleigh could positively impact on social inclusion.</p> <p>There are existing local services which may be less accessible from this site, however, a range of other local services will be provided within this option. This may to some extent reduce the need to travel, although some services would be less accessible.</p> <p>The relationship between this option and the options for employment land to the west of Rayleigh also has the potential to reduce the need to travel depending on which option is taken forward.</p>	
<p><b>6. Biodiversity</b></p>	<p>The general location of this site is not in proximity to the District's estuaries or salt marshes or other important natural/ semi-natural habitats.</p> <p>There is a small pond towards the northern boundary of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against.</p> <p>There is an area running through the centre of NLR2, which is at risk of flooding. This area should be allocated as public open space, and so it can potentially accommodate species movement and colonisation.</p> <p>In this general location, parkland to the west of Rayleigh will be allocated. An area to the south of the site would accommodate public open space which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR2 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken.</p> <p>There is a grade II Listed Building ('Barn approximately 40 metres east of Rawreth Hall, Rawreth') which is in proximity to the western boundary of this site. The siting of this Listed Building would need to be considered with any development in this general location.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>Parkland to the west of Rayleigh can be allocated to provide accessible public open space in this area. A small area of green space can also be provided within the development to reduce the risk of flooding.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The site is bounded by a community facility to the south but it is not enclosed by a road to the north as it is situated within the middle of a field, which may mean that it would be difficult to ensure a defensible Green Belt boundary to prevent encroachment to the north and west. This option may have a greater impact on the landscape character to the west of Rayleigh.</p> <p>The relationship between this option and employment options to the west of Rayleigh (E13-E17) and Policy NEL1 could have a significant impact on the landscape character to the west of Rayleigh. This would depend on the options taken forward and would need to be carefully considered. However, this option is not so well related with the employment options as opposed to Options NLR3 and NLR5 for example.</p> <p>The inclusion of a green buffer to the west of the site will also prevent coalescence with the village of Rawreth.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR2 – Commentary	Score	
<b>10. Water</b>	<p>There is a small area of flood zone 2 and 3 running along the south of the site. This area would be suitable for use as public open space.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity of the existing Waste Water Treatment Works to accommodate the proposed growth in this location. Infrastructure improvements would need to be made to the foul sewerage network.</p>	<b>+</b>	
<b>11. Land and Soil</b>	<p>The site encompasses grade 3 agricultural land, and thus its development would not lead to a loss of the highest quality agricultural land.</p> <p>This option is situated on greenfield Green Belt land.</p>	<b>+</b>	<b>-</b>
<b>12. Air Quality</b>	<p>There are a range of services in proximity to this general location, but these are less accessible from this site as opposed to other options. However, other local services will be allocated within the development which may reduce the need to travel. There are also opportunities to improve public transport routes along Rawreth Lane and London Road, although this site is isolated from these main roads. These factors may have both positive and negative impacts on air quality (depending on the services visited and their accessibility), through reducing the number of car journeys and travelling time for some services, whilst potentially increasing this for other services compared to other options for this general location.</p> <p>Providing a link to London Road and Rawreth Lane may be less viable with this option which may make some of the existing local services and facilities less accessible from this site. The relationship between this option and the employment options to the west of Rayleigh (E13-E16) and Policy NEL1, however, would need to be considered. This option is in proximity to Option E17 which is located to the south west.</p> <p>The relationship between this option and the employment options to the west of Rayleigh, would need to be considered. This option is in proximity to Option E17 which is located to the south west. Depending on the residential option taken forward, this could encourage sustainable travel patterns.</p> <p>Rawreth Industrial Estate, to the east of this option, has recently been designated an AQMA. The industrial estate itself, however, is proposed to be redeveloped during the plan period.</p>	<b>+</b>	<b>-</b>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR2 – Commentary	Score
<b>13. Sustainable Design and Construction</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>The specific measures regarding the sustainable design and construction of the site will be managed through the development management process.</p>	<b>+</b>

### Option NLR3

SA Objective	Option NLR3 – Commentary	Score
<b>1. Balanced Communities</b>	<p>The site can provide the necessary community facilities and other identified infrastructure requirements including green space. The location of this site, however, would lead to the loss of an existing community facility in this locality – Rayleigh Sports and Social Club playing field – along London Road, which would need to be relocated for this site to accommodate the housing requirement for this general location, and an existing employment site (although it is not designated as employment land).</p> <p>This option is in proximity to a range of services including a secondary school, and health and community facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for. However, this option only has links with London Road as opposed to SER1, NLR4 and NLR5 which have greater potential to connect to both Rawreth Lane and London Road, and would therefore mean that some services, such as those located along Rawreth Lane, would be less accessible for the local community.</p> <p>This option is well related to the options for employment land to the west of Rayleigh (E13-E17) and Policy NEL1 as opposed to Options NLR1, NLR2 and NLR4 as it has direct links to London Road.</p> <p>Additional healthcare facilities may be provided in this general location following a Health Impact Assessment and in consultation with the South East Essex Primary Care Trust. This provision would ensure that the needs of an ageing population are met in this location.</p>	<b>+</b> <b>-</b>
<b>2. Healthy &amp; Safe Communities</b>	<p>There are high voltage overhead power lines on the site which should be viable to relocate before development takes place.</p> <p>Rayleigh Leisure Centre is situated to the north east of the site along Rawreth Lane which would be less accessible from this development compared to NLR1, NLR4, NLR5 and SER1.</p>	<b>+</b> <b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR3 – Commentary	Score	
	<p>This option also encompasses a playing field which would need to be relocated before development takes place. The location of this facility would determine its accessibility from this site. Other accessible public open space would be provided to the west of the site. This would encourage informal recreation.</p> <p>This option connects well to Greenway 13 to the west of Rayleigh. There is also a proposed Sustrans cycle route located to the north/north east of the option. As NLR3 is further away from Rawreth Lane the proposed cycle route will not be as accessible as it would be for SER1, NLR1, NLR4 and NLR5.</p>		
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The site can accommodate dwellings which are compliant with the Lifetime Homes Standard.</p> <p>The design of the development will be determined through the development management process.</p>	<b>+</b>	
<b>4. Economy &amp; Employment</b>	<p>This option is not located within Rayleigh town centre.</p> <p>A range of local services are allocated for this general location including a primary school, and youth and community facilities to meet the needs of the local community. There are a range of existing community and local services which are in proximity to this site, but which may be less accessible as opposed to some of the other options given that it does not extend towards Rawreth Lane. This option is also well related to the options for employment land to the west of Rayleigh and Policy NE11, as it has direct links to London Road.</p>	<b>+</b>	<b>-</b>
<b>5. Accessibility</b>	<p>NLR3 is not linked to Rawreth Lane whereas SER1, NLR4 and NLR5 have a greater potential to connect to both Rawreth Lane and London Road.</p> <p>The poorer access to Rawreth Lane means that the shops and services will also be less accessible.</p> <p>Public transport is available along London Road which increases accessibility for those without private cars.</p> <p>NLR3 performs well in relation to access to the proposed employment land to the south west of the site (E13-E17) and Policy NEL1 to the south of London Road as opposed to options NLR1, NLR2 and NLR4 as it has direct links to London Road.</p> <p>There is likely to be a cumulative impact on traffic along London road as a result of the development of the site and the lack of connectivity with Rawreth Lane.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR3 – Commentary	Score	
	The site has the potential to improve public transport links along London Road and to link with Greenway 13 proposed to the south.		
<b>6. Biodiversity</b>	<p>The general location to the west of Rayleigh is not in proximity to the District's estuaries or salt marshes, or other important natural/semi-natural habitats.</p> <p>There is a small pond towards the east/ south east of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against.</p> <p>The site is not in proximity to any sites designated for their ecological importance.</p> <p>The site is situated on greenfield land and some previously developed land. The infrastructure requirements include an area of green space between the development and the A1245 which could improve the biodiversity of the area, facilitate for new habitat creation, provide a community benefit, and ensure that there is no coalescence with the village of Rawreth.</p> <p>In this general location, parkland to the west of Rayleigh will be allocated. There is potential for new habitat creation in this area.</p>	<b>+</b>	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration.</p> <p>This option is not situated in immediate proximity to any Listed Buildings.</p>	<b>+</b>	<b>-</b>
<b>8. Landscape &amp; Townscape</b>	<p>This option is on greenfield land and a small amount of previously developed land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This area fronting London Road, however, may be less sensitive as nearly half of the site encompasses a playing field and associated facilities and existing employment uses. The site is bounded by a road to the south, and follows a natural field boundary to the west and is adjoined to the existing residential boundary to the east. This may mean that it would be difficult to ensure a defensible Green Belt boundary to prevent encroachment to the north, although a green buffer may be provided. This option may have a greater impact on the landscape character to the west of Rayleigh.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR3 – Commentary	Score	
	<p>The site is bounded by a road to the south, and follows a natural field boundary to the west and is adjoined to the existing residential boundary to the east. This may mean that it would be difficult to ensure a defensible Green Belt boundary to prevent encroachment to the north, although a green buffer may be provided. This option may have a greater impact on the landscape character to the west of Rayleigh. The relationship between this option and employment options to the west of Rayleigh could have a significant impact on the landscape character to the west of Rayleigh (although as noted above, this site is somewhat developed). This would depend on the options taken forward and would need to be carefully considered. This option is well related to the employment options to the west of Rayleigh.</p> <p>The relationship between this option and employment options to the west of Rayleigh (E13-E17) and Policy NEL1 could have a significant impact on the landscape character to the west of Rayleigh (although as noted above, this site is somewhat developed). This option is well related to the employment options to the west of Rayleigh.</p> <p>The inclusion of a green buffer to the west of the site will also prevent coalescence with the village of Rawreth.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	<b>+</b>	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There are areas of flood zone 2 and 3 to the west and north west of the site, however, the arrangement of the site should avoid this vulnerable area.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p>	<b>-</b>	<b>+</b>
<b>11. Land and Soil</b>	<p>The site encompasses grade 3 agricultural land and some previously developed land on the west and south western boundary of the playing field. The development of this site would not lead to a loss of the highest quality agricultural land.</p> <p>Greenfield land is not thought to be contaminated. It is unknown whether development land within this option is contaminated.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR3 – Commentary	Score	
	A contaminated land study will be required in order to ascertain whether the developed land is contaminated.		
<b>12. Air Quality</b>	<p>There are a range of services which are accessible to this site, although those situated along Rawreth Lane are likely to be less accessible from this site compared to some of the other options for this general location. Other local services will be allocated within the development which may reduce the need to travel. There are also opportunities to improve public transport links along London Road. These factors may have a positive impact on air quality through reducing the number of car journeys and travelling time.</p> <p>However, providing a link to Rawreth Lane (like NLR4 and NLR5) may be less viable with this option which may make some of the existing local services and facilities less accessible from this site. The relationship between this option and the employment options to the west of Rayleigh (E13-E17) and Policy NEL1, however, would need to be considered. This option is well related to these options.</p> <p>Rawreth Industrial Estate to the north east of NLR1 has recently been designated an AQMA. However the Industrial estate is proposed to be redeveloped for residential use during the plan period.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>There may be some constraints as a small area of the site is previously developed land (an existing employment use although it is not designated as such) and a playing field, however, sustainable design and construction should still be viable and could be incorporated into the development.</p> <p>The specific measures regarding the sustainable design and construction of the site will be managed through the development management process.</p>	+	-

### Option NLR4

SA Objective	Option NLR4 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>This option is in proximity to a range of services including schools, a supermarket, leisure facilities and health facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for.</p> <p>Although this option only has links with Rawreth Lane it has the potential to connect to London Road as well, as opposed to NLR1, NLR2 and NLR3 (although this road link would need to be provided outside of the site) and would therefore mean that some services, such as those located along London Road would be more accessible for the local community.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR4 – Commentary	Score	
	<p>Whilst adjoined to the existing settlement, part of the site is currently isolated due to the presence of Rawreth Industrial Estate. Cohesive development of this site to enable the regeneration and enhancement of existing communities will depend upon the redevelopment of the employment land for residential use (Policy BFR4).</p> <p>This option is not as well related to the options for employment land to the west of Rayleigh (E13-E17) and Policy NEL1 as opposed to SER1, NLR3 and NLR5 which have direct links to London Road.</p> <p>Additional healthcare facilities may be provided in this general location following a Health Impact Assessment and in consultation with the South East Essex Primary Care Trust. This provision would ensure that the needs of an ageing population are met in this location.</p>		
<b>2. Healthy &amp; Safe Communities</b>	<p>There are high voltage power lines within close proximity to the west of the site which should be viable to move before development takes place.</p> <p>Rayleigh Leisure Centre, Rawreth Lane playing field, and London Road playing field are accessible from this site and have the potential to improve health and reduce health inequalities.</p> <p>Accessible public open space will also be provided to the west of this option. The site benefits from the nearby Greenway to the west of Rayleigh (Greenway 13) which may connect with its option as well as a proposed Sustrans cycle route located to the north/ north east of this option, which there may be opportunities to link to in the future.</p>	+	-
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The site can accommodate dwellings which are compliant with the Lifetime Homes Standard.</p> <p>The design of the development will be determined through the development management process.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>This option is not situated within Rayleigh town centre.</p> <p>There is a range of local shops and services allocated for this general location including a primary school, and youth and community facilities. These have the potential to allow residents to work within the district. NLR4 is also close to the proposed employment land site to the west of Rayleigh, although this option is not as well related to these options compared to NLR3, NLR5 and SER1, all of which have links to London Road.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR4 – Commentary	Score	
	<p>This site is not as well related to the employment land options to the west of Rayleigh (E13-E17) and Policy NEL1 as SER1, NLR3 and NLR5, all of which have direct links to London Road.</p>		
<p><b>5. Accessibility</b></p>	<p>NLR4 is not directly connected to London Road whereas options NLR3, NLR5 and SER1 have direct links to the road.</p> <p>Whilst this option only has links with Rawreth Lane it has the potential to connect to London Road as well, as opposed to NLR1, NLR2 and NLR3 (although this road link would need to be provided outside of the site) and would therefore mean that some services, such as those located along London Road would be more accessible for the local community. There is also existing public transport links available along Rawreth Lane and London Road (there are several bus routes along each), increasing the accessibility of those without access to a private car to local services.</p> <p>Public transport links to London Road and Rawreth Lane can be improved as well as providing a public transport link between these two roads. In the case of NLR4 as opposed to SER1 and NLR5 it would be necessary to allocate land outside of the site to in order to create the link between NLR4 and London Road. This link could potentially encourage people to use alternative modes of travel including walking and cycling.</p> <p>The site is closely related to Greenway 13 in the south.</p> <p>Public transport can be improved along London Road and Rawreth Lane.</p>	<p>+</p>	<p>-</p>
<p><b>6. Biodiversity</b></p>	<p>This general location to the west of Rayleigh is not in proximity to the District's estuaries or salt marshes, or other important natural/semi-natural habitats.</p> <p>There is a small pond towards the east of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>In this general location, parkland to the west of Rayleigh will be allocated. An area to the south of the site would accommodate public open space which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<p>+</p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR4 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration.</p> <p>There is a grade II Listed Building ('Barn approximately 40 metres east of Rawreth Hall, Rawreth') along Rawreth Lane to the west of the site. Development in this location would therefore need to consider the impact on the siting of this Listed Building.</p>	<b>0</b>	-
<b>8. Landscape &amp; Townscape</b>	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This site would benefit from a green buffer to the west which would ensure that a defensible Green Belt boundary could be maintained in the locality to prevent further encroachment into the Green Belt. The arrangement of this site would not project as far into the Green Belt as (NLR1, NLR2 and NLR3), thus potentially further maintaining the landscape character of land to the west of the site. Some of this area further to the west of this option, however, would be changed from existing agricultural land to parkland.</p> <p>Parkland to the west of Rayleigh will be allocated to provide accessible public open space. Another area of green space or public open space can be allocated in the centre of the site to help to reduce the risk of flooding in that area.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained.</p> <p>The relationship between this option and employment options to the west of Rayleigh (E13-E17) and Policy NEL1 could have a significant impact on the landscape character to the west of Rayleigh. However, this option is not so well related with the employment options as opposed to Options NLR3 and NLR5 for example.</p> <p>The inclusion of a green buffer to the west of the site will also prevent coalescence with the village of Rawreth.</p>	<b>+</b>	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR4 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+	
<b>10. Water</b>	<p>There is a small area at risk of flooding (flood risk zone 2 and 3) running through the site. This area can be designated as public open space.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p>	+	
<b>11. Land and Soil</b>	<p>The site encompasses grade 3 agricultural land, and thus its development would not lead to a loss of the highest quality agricultural land.</p>	-	
<b>12. Air Quality</b>	<p>Rawreth Industrial Estate, to the east of this option, has recently been designated an AQMA. The industrial estate itself, however, is proposed to be redeveloped for residential use (Policy BFR4).</p> <p>There are opportunities to ensure public transport and pedestrian/ cycle routes within the site as well as to improve the public transport along Rawreth Lane which will potentially reduce the impact on air quality.</p>	-	+
<b>13. Sustainable Design and Construction</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate. The specific measures regarding the sustainable design and construction of the site will be managed through the development management process.</p>	+	

Option NLR5

SA Objective	Option NLR5 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>This option is in proximity to a range of services including schools, a supermarket, leisure facilities and health facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for.</p> <p>Whilst adjoined to the existing settlement, part of the site is currently isolated due to the presence of Rawreth Industrial Estate. Cohesive development of this site to enable the regeneration and enhancement of existing communities will depend upon the redevelopment of the employment land for residential use (Policy BFR4).</p> <p>The site has good links to existing community facilities, however, the extension of this option to join London Road would encompass an existing playing field (Rayleigh Sports and Social Club playing field). This option therefore has the potential to lead to the loss of an existing community facility which could be relocated prior to any development.</p> <p>There may be an opportunity to connect this site with London Road via the road leading to the playing field which would enable the development of a public transport route (potentially a circular link) avoiding the loss of this playing field.</p> <p>This option is well related to the employment options to the west of Rayleigh (E13-E17) and Policy NEL1 as it has direct links to London Road. The cumulative impact on the highway network would need to be carefully considered in this general location, as this option is well related to the employment options and combined these would have a greater impact than Options NLR1, NLR2 and NLR4.</p> <p>Additional healthcare facilities may be provided in this general location following a Health Impact Assessment and in consultation with the South East Essex Primary Care Trust. This provision would ensure that the needs of an ageing population are met in this location.</p>	+	-
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>There are high voltage power lines within close proximity to the west of the site which should be viable to move before development takes place.</p> <p>Rayleigh Leisure Centre, Rawreth Lane playing field, and London Road playing field are accessible from this site and have the potential to improve health and reduce health inequalities, although the retention of the playing field along London Road in its existing location may depend on the siting of the potential public transport route connecting Rawreth Lane and London Road.</p> <p>The site is accessible to a range of formal and informal leisure facilities which promote recreation. They may also encourage active and healthy lifestyles. Provision of public open space to the west would encourage informal recreation.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR5 – Commentary	Score	
	<p>There is a Greenway proposed to the west of Rayleigh (Greenway 13) which would connect well with this option. There is also a proposed Sustrans route located to the north/north east of this option, which there may be opportunities to link to in the future.</p>		
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The site can accommodate dwellings which are compliant with the Lifetime Homes Standard.</p> <p>The design of the development will be determined through the development management process.</p>	+	
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is not situated within Rayleigh town centre.</p> <p>There is a range of local shops and services allocated for this general location including a primary school, and youth and community facilities. These have the potential to allow residents to work within the district. NLR5 is also close to the proposed employment land site to the west of Rayleigh.</p> <p>This site is more strongly related to the employment options to the west of Rayleigh (E13-E17) and Policy NEL1 than NLR1, NLR2 and NLR4, all of which lack direct links to London Road.</p>	+	
<p><b>5. Accessibility</b></p>	<p>NLR5 is directly connected to Rawreth Lane and London Road which would potentially afford the opportunity to enable a transport route through the site. A new transport link in this locality could improve accessibility and enable the provision of an important public transport network connecting development to the west with the town centre (potentially through a circular route). Provision of this link would therefore provide people with the opportunity to use an alternative mode of transportation.</p> <p>Rayleigh (E13-E17) and Policy NEL1, which could have a positive impact on social inclusion.</p> <p>The cumulative impact on the highway network would need to be carefully considered in this general location, as this option is well related to the employment options (E13-E17) and Policy NE11 and combined these would have a greater impact than Options NLR1, NLR2 and NLR4.</p> <p>In this general location, parkland to the west of Rayleigh will be allocated and will be accessible to all sections of the community. There are also opportunities to incorporate green infrastructure links into the development.</p>	-	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR5 – Commentary	Score	
<p><b>6. Biodiversity</b></p>	<p>This general location to the west of Rayleigh is not in proximity to the District's estuaries or salt marshes, or other important natural/semi-natural habitats.</p> <p>There are several small ponds towards the east of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>In this general location, parkland to the west of Rayleigh will be allocated. An area to the south of the site would accommodate public open space which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	
<p><b>7. Cultural Heritage</b></p>	<p>This general location is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration.</p> <p>There is a grade II Listed Building ('Barn approximately 40 metres east of Rawreth Hall, Rawreth') along Rawreth Lane to the west of the site, although this is situated further away from this option than NLR4. Development in this location would therefore need to consider any potential impact on the siting of this Listed Building.</p>		0
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Parkland will be allocated in the west of the site to provide accessible public open space in this area.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This site would benefit from a green buffer to the west which would ensure that a defensible Green Belt boundary could be maintained in the locality to prevent further encroachment into the Green Belt. The arrangement of this site would ensure the least projection of development to the west in comparison with the other options for this location, thus potentially further maintaining the rural character of land to the west of the site. Some of this area further to the west of this option, however, would be changed from existing agricultural land to parkland.</p> <p>NLR5 can accommodate a strong green buffer to prevent encroachment into the Green Belt.</p> <p>The relationship between this option and employment options to the west of Rayleigh (E13-E17) and Policy NEL1 could have a significant impact on the landscape character to the west of Rayleigh. It would have the least projection westwards into the open countryside to the north of London Road, compared with the other options (NLR1-4 and SER1).</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option NLR5 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+	
<b>10. Water</b>	<p>There is a small area at risk of flooding (flood risk zone 2 and 3) running through the site. This area can be designated as public open space.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p>	+	
<b>11. Land and Soil</b>	<p>The site encompasses grade 3 agricultural land, and thus its development would not lead to a loss of the highest quality agricultural land.</p>	-	
<b>12. Air Quality</b>	<p>Rawreth Industrial Estate, to the east of this option, has recently been designated an AQMA. The industrial estate itself, however, is proposed to be redeveloped for residential use (Policy BFR4).</p> <p>There are opportunities to ensure public transport and pedestrian/ cycle routes within the site as well as to improve the public transport along Rawreth Lane and London Road which will potentially reduce the impact on air quality.</p>	-	+
<b>13. Sustainable Design and Construction</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate. The specific measures regarding the sustainable design and construction of the site will be managed through the development management process.</p>	+	

West Rochford

Policy SER2

SA Objective	Option SER2 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>SER2 is similar to WR1, with the exception that it extends further to the west where it reaches a more natural established boundary, made up of a section of trees running north to south along a track connecting Hall Road with Ironwell Lane.</p> <p>The size of the site means that it can accommodate a lower density of development in some or all of the sections of the site. This will allow for greater integration of landscaping and green features in the site.</p> <p>It is recommended that a lower density of development should be focused on the south of the site. Hall Road is the main gateway into Rochford and as such a high concentration of development in the south would be detrimental to the character of the area and to traffic flow along Hall Road as it would generate traffic congestion. Most of the sites including SER2 can accommodate this requirement with the exception of WR4 which is focused along Hall Road.</p> <p>The site will benefit from a primary school with pedestrian and cycle access.</p> <p>By comparison to sites such as WR4 and WR2, SER2 is significantly better related to the wider urban environment and the rest of Rochford. This not only enables the site to provide a stronger Green Belt boundary but also ensures that residents will have better access to the services and facilities within Rochford.</p> <p>Compared to WR2 and WR4, SER2 ensures a strong, integrated relationship between the site and Rochford where as WR2 creates a segregated development. WR4, although it is connected to the existing urban development, extends in a linear pattern along Hall Road which means that large parts of the site are at a much greater distance from the main settlement. It also extends further into the Green Belt and creates a less sustainable boundary.</p> <p>SER2 is able to support an appropriate amount of public open space relative to the quantum of development.</p>	<p>++</p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The site can accommodate, and facilitate the creation of, a significant amount of public open space. Ideally the majority of this should be located to the west outside the development in the Green Belt where it will help to strengthen the barrier between the development and the Green Belt. The inclusion of allotments can also improve the integrity of the green buffer as well as being of direct benefit to the community in terms of health and recreation.</p> <p>The site has good links to Rochford and is able to provide an area of green space which will have the added benefit of enhancing the sites biodiversity.</p>	<p>++</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER2 – Commentary	Score	
	<p>The site should include a strong emphasis on pedestrian and cycle routes within the development and connecting to Ironwell Lane.</p> <p>Although the site is not located near to a proposed Greenway it has the potential to include green links to Cherry Orchard Jubilee Country Park which as the potential provide informal recreation. There are already existing cycle routes leading to and from the park to Hall Road.</p>		
<p><b>3. Housing</b></p>	<p>Services and facilities to meet local need whilst taking into account any site constraints. Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This site can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p> <p>There are no restrictions in this site to prevent the development including homes which comply with the Lifetime Homes Standard.</p>	<p><b>++</b></p>	
<p><b>4. Economy &amp; Employment</b></p>	<p>SER2 is situated to the west of Rochford and is well placed in relation to the town centre and will benefit from the existing shops and services there.</p> <p>SER2 performs better than WR2 and WR4 in terms of its relationship with the employment opportunities in Rochford. WR2 is segregated from Rochford which is located to the east. Although it does still benefit from having access to Hall Road the distance from the main settlement is such that it will encourage private car use. WR4 creates a similar situation were parts of the site to the west are poorly related to the employment opportunities in Rochford.</p> <p>The general location can accommodate a range of features including a primary school, youth facilities and community facilities.</p> <p>London Southend Airport is situated to the south of this site. As such this site would relate well to future employment opportunities to be allocated within the vicinity of this key economic hub. In particular the inclusion of a western bus link would enhance accessibility to the employment opportunities at and around the airport. An extension to the existing cycle network in this location would also have a positive impact on accessibility.</p> <p>The provision of youth and community facilities in this general location may provide more opportunities for residents to work in the District.</p>	<p><b>++</b></p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER2 – Commentary	Score
<p><b>5. Accessibility</b></p>	<p>Hall Road forms an important gateway into Rochford. The character and effective functioning of the road should be carefully considered prior to any development.</p> <p>The Concept Statement proposes that at least two vehicular access/egress points should be positioned along Hall Road to serve SER2.</p> <p>Whilst Ironwell Lane could provide additional access/egress points to the site which will reduce the pressure on Hall Road, this track should be solely for pedestrians, cycling and low carbon forms of transport. Sustrans has proposed a cycle route along Ironwell Lane. The development of this route will also help to enhance the sites transport sustainability.</p> <p>WR1 is similar to SER2 in that it ensures that a link between Hall Road and Ironwell Lane can be created, which can be used to create a pedestrian and cycling link between the two roads.</p> <p>WR2 only extends to a small area of Ironwell Lane which is relatively far from Rochford.</p> <p>WR3 and WR4 do not link up with Ironwell Lane at all and as such may not enable linkages with the proposed Sustrans route along this track. In addition WR4 would, given its extension further to the west than SER2, be less likely to encourage sustainable transport choices. SER2 is in proximity to a range of existing public transport links. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at London Southend Airport. The Concept Statement proposes the development of a western bus link from the site would enhance accessibility to the employment opportunities at and around the airport</p> <p>The site is in proximity to Rochford train station which is accessible via Hall Road and West Street, and the bus stops located in West Street and Ashingdon Road. There are also existing cycle lanes along Hall Road, and the proposed Sustrans route along Ironwell Lane bounding the northern border of the site.</p> <p>There are existing local services which are accessible from this site and a range of other local services will be provided within SER2. This would reduce the need to travel.</p> <p>SER2 is well related to Rochford as well as to London Southend Airport in terms of sustainable transport methods.</p> <p>Local highway capacity and infrastructure improvements are required to accompany development of the site. A Transport Impact Assessment should be carried out prior to the development of the site.</p> <p>Although the site is well located regarding Rochford’s retail and employment opportunities there will inevitably be some outward travel to areas such as Southend which provide employment and economic attractions on a larger scale than</p>	<p><b>++</b></p>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER2 – Commentary	Score
	<p>Rochford. Although the notional merging of Rochford and Southend should be avoided some movement between the two settlements is to be expected. Mitigation measures include the orientation of the site towards Rochford and the encouragement of pedestrian, cycle and low carbon modes of travel along Ironwell Lane.</p>	
<p><b>6. Biodiversity</b></p>	<p>This site is not in proximity to the District's estuaries or salt marshes, and is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>SER2 will have a large green buffer located to the west of the site within the Green Belt.. This will help to create a strong Green Belt boundary and will also provide valuable habitat for local species. It may also facilitate species movement.</p> <p>While some of the other sites (WR1-4) could in theory incorporate some form of green buffer, none of them perform as well as SER2 in terms of providing a robust boundary because it follows a natural field boundary.</p> <p>There are several Tree Preservation Orders in the south east of the site and a Tree Preservation Order running along the south eastern boundary. The trees covered by these orders should be retained unless it can be demonstrated that this will render development unviable.</p>	<p><b>+</b></p>
<p><b>7. Cultural Heritage</b></p>	<p>The site is located in Historic Environment Character Zone 19. It is possible that there are some archeological deposits in the site. This will need to be taken into consideration.</p> <p>The site is just outside the Rochford Conservation Area, which meets the site on its south eastern corner. There are listed structures and buildings in proximity to the site.</p> <p>The Rochford Conservation Area Appraisal and Management Plan states that 'Until the first half of the 20th century, Hall Road was undeveloped. It still has a rural feel to it, to which the trees along it make a significant contribution, and forms an attractive approach to the town and conservation area.' It recommends that further suburbanisation of the road should be avoided in order to preserve the existing approach to the town and the setting of Rochford Hall, which is a grade I Listed Building to the south east of the site('Rochford Hall and ruins'). There are other Listed Buildings in proximity to the site, including a grade II* Listed Building ('Church of St. Andrew') and a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road'), as well as other listed items. It is recommended that measures be taken to ensure that any development along Hall Road takes into account the findings of the Conservation Area Appraisal and Management Plan and ensures that there is no negative impact on the character of the area surrounding the Hall Road approach. The treatment of the southern boundary (such as lower density development and green landscaping) would have a positive impact on this entrance into the Conservation Area. The proposed green buffer to the west of the site may have a positive impact on this approach.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER2 – Commentary	Score	
	<p>There is a Grade II listed milestone near the south of the site, and other listed buildings; the Grade I listed Rochford Hall and Ruins, the Grade II listed wall and barns' and the Grade II* listed Church of St Andrews in proximity to the site.</p> <p>All of these sites would need to be taken into consideration at the planning stage.</p>		
<p><b>8. Landscape &amp; Townscape</b></p>	<p>SER2 is able to produce a more robust Green Belt boundary than WR3, WR2, WR1 and WR4 as it is enclosed along its northern, southern and eastern boundaries, and follows a natural field boundary to the west.</p> <p>WR3 projects into the Green Belt along Hall Road leaving an area of undeveloped land to the north which would create redundant land between the development and Ironwell Lane to the north. This would negatively impact on the potential to create a defensible Green Belt boundary to prevent further encroachment in this locality.</p> <p>WR2 leaves a large area of undeveloped land between the proposed site and the rest of Rochford. This means that the site is likely to become a segregated development and have a greatly increased impact on the Green Belt.</p> <p>WR1 performs relatively well in terms of its connectivity to Rochford and in terms of its ability to create a defensible Green Belt boundary. WR1 does not extend as far westward as SER2 and as such it does not reach the tree line and footpath linking Hall Road and Ironwell Lane, which forms the boundary for SER2. In comparison WR1's western boundary leaves a strip of agricultural land to the west, which creates a more diffuse boundary. It is intended that a Green Buffer should be developed to the west of the sites in this general location. SER2 can support this and a naturally defensible boundary more effectively than WR1.</p> <p>WR4 performs poorly compared to SER2. It has a similar problem as WR3 in that it leaves a large section of land open to the north of the site. This makes it much less likely that a defensible Green Belt boundary can be established. The sites linear orientation along the north of Hall Road means that it creates a much longer and less defensibly boundary to the north as well as focusing development further along Hall Road which acts as an important gateway into Rochford.</p>	<p><b>++</b></p>	<p><b>-</b></p>
<p><b>9. Climate Change and Energy</b></p>	<p>SER2 has the capacity to include Code for Sustainable Homes compliant dwellings which can serve to mitigate the impact on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>A small area to the north east of the site is at risk of flooding. This area should not be heavily developed and can be turned over for use as public open space in accordance with national policy.</p>	<p><b>++</b></p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER2 – Commentary	Score	
<b>10. Water</b>	<p>There is a small area to the north east of the site which is at risk of flooding. Given the small size of this area it is suggested in the Concept Statement Policy SER2 that this area be designated as public open space.</p> <p>Attenuation Sustainable Drainage Systems (SUDS) of a size proportionate to the development should be used such as balancing ponds, swales, detention basins and green roofs. These could be incorporated into the greenspace provided on- and/or adjacent to the site. Appropriate SUDS should be determined in consultation with Essex County Council. A drainage strategy should be prepared for the site.</p> <p>The wastewater transmission network will need modelling at the planning application stage due to adjacent developments in the same catchment and the downstream transfer pumping station is likely to already be at capacity due to the number of sewer discharge/flood events in close proximity. Any issues identified should be resolved in conjunction with Anglian Water.</p> <p>Connection from the existing main to the new development area, to be funded by the developer, will be required and upgrades to existing network may be needed. This should be determined in consultation with Essex and Suffolk Water.</p>	+	
<b>11. Land and Soil</b>	<p>The site is located on greenfield land and it occupies grade 1 and 2 agricultural land.</p> <p>The previous SA notes that whatever the configuration of the site in this general location it would need to be developed on grade 1 and 2 agricultural land. The loss of quality agricultural land must be considered in terms of wider sustainability issues such as providing homes for the future and ensuring that residents will have access to community services and facilities.</p>	-	
<b>12. Air Quality</b>	<p>Improvements to public transport and enhancement to the bus service on the site along Ashingdon Road will help to reduce the impact on air quality.</p> <p>The Concept Statement requires that improvements to public transport infrastructure be made in the west of the site in the form of a western us link. This will have a positive impact on air quality for the site.</p> <p>There are no AQMAs near this site.</p>	+	0
<b>13. Sustainable Design and Construction</b>	<p>Sustainable design and construction will be viable and can also be incorporated into the development. Dwellings in the site should meet the requirements set out in the code for sustainable homes.</p>	+	

Option WR1

SA Objective	Option WR1 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>The site has the capacity to provide the required community facilities and other identified infrastructure requirements to meet ongoing and future needs.</p> <p>This site is adjacent to the existing residential development to the north of Hall Road. It would ensure the regeneration and enhancement of existing communities through the provision of a range of local facilities such as youth and community facilities, as well as green space and opportunities to encourage sustainable modes of transport. In particular, the new primary school within this option would have the potential to enhance the existing community due to this site’s good relationship with the existing residential area.</p> <p>This option is in proximity to a range of town centre services including schools, a supermarket, community facilities and health facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for.</p> <p>Additional healthcare facilities may be provided in this general location following a Health Impact Assessment and in consultation with the South East Essex Primary Care Trust. This provision would ensure that the needs of an ageing population are met in this location.</p>	<p>++</p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The infrastructure requirements include an area of green space within the development which could improve the biodiversity of the area and provide a community benefit.</p> <p>The proposed public open space incorporated into the development and the provision of green links to Cherry Orchard Jubilee Country Park would promote informal recreation. The proximity of the site to an existing cycle route along Hall Road and Cherry Orchard Way and the proposed Sustrans route along Ironwell Lane may also encourage healthy, active lifestyles. Clements Hall Leisure Centre is also potentially accessible from this site via a range of transport modes. Rochford Hundred Golf Club and Rochford Tennis Club which are located to the south east of the site.</p> <p>The proposed public open space incorporated into the development and the provision of green links to Cherry Orchard Jubilee Country Park would promote informal recreation. The proximity of the site to an existing cycle route along Hall Road and Cherry Orchard Way and the proposed Sustrans route along Ironwell Lane may also encourage healthy, active lifestyles.</p>	<p>++</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR1 – Commentary	Score
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	++
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the west of Rochford town centre. It would not promote and enhance existing centres as the severance of this site from the main settlement does not focus development in or near the town centre. Development here is less likely to support local business growth in Rochford town centre, due to its poor relationship with the centre.</p> <p>A range of local services allocated for this general location including a primary school, and youth and community facilities to meet the needs of the local community. However, there are a range of existing community and local services which are less accessible from this site as opposed to the other options.</p> <p>This option is not situated within Rochford town centre but is on the urban fringe to the west.</p> <p>London Southend Airport is situated to the south of this site. As such this option would relate well to future employment opportunities to be allocated within the vicinity of this key economic hub.</p>	++
<b>5. Accessibility</b>	<p>There are a range of existing public transport links in proximity to this site. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport. The site is in proximity to Rochford train station which is accessible via Hall Road and West Street, and the bus stops located in West Street and Ashingdon Road. There are also existing cycle lanes along Hall Road, and a proposed Sustrans route along Ironwell Lane bounding the northern border of the site.</p> <p>There are existing local services which are accessible from this site and a range of other local services will be provided within this option. This would reduce the need to travel. Although the provision of a bus route along Hall Road is restricted, there is potential to increase the opportunities for walking and cycling.</p> <p>The west of Rochford has links with the neighbouring economic centre of Southend. This relationship may therefore not reduce out-commuting. The Core Strategy, however, states that future employment land will be allocated to the north of London Southend Airport, which is well related to this site and will provide more opportunities for residents to work in the District (the allocation may accommodate those displaced from relocated existing employment land and provide additional employment uses).</p>	++

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR1 – Commentary	Score	
<b>6. Biodiversity</b>	<p>This general location to the west of Rochford is not in proximity to the District's estuaries or salt marshes.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>Public open space will be provided within this option, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 19 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits (possibly mainly military in nature) within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration.</p> <p>The Rochford Conservation Area Appraisal and Management Plan states that 'Until the first half of the 20th century, Hall Road was undeveloped. It still has a rural feel to it, to which the trees along it make a significant contribution, and forms an attractive approach to the town and conservation area.' It recommends that further suburbanisation of the road should be avoided in order to preserve the existing approach to the town and the setting of Rochford Hall, which is a grade I Listed Building to the south east of the site ('Rochford Hall and ruins'). There are other Listed Buildings in proximity to the site, including a grade II* Listed Building ('Church of St. Andrew') and a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road'), as well as other listed items. It is pertinent to note that there is residential development to the south of Hall Road and close to the Conservation Area there is already residential development to the north of Hall Road. Development would not intrinsically have a negative impact on the setting of the listed milestone. This option as opposed to the other options would have a lesser visual impact on the open rural nature of the area, as opposed to the other options for this general location. Nevertheless the frontage of Hall Road will need to be carefully considered having regard to the setting of Rochford Hall and St Andrew's Church. The proposed area of public open space may also be provided to the western extent of the site to preserve the natural character of the area.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The arrangement of this site would ensure the least projection of development to the west as opposed to the other options for this general location (SER2, WR2, WR3 and WR4). The site is bounded by a road to the north and south and residential development to the east, and can ensure that a defensible Green Belt boundary can be maintained to prevent further encroachment into the Green Belt.</p>	++	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR1 – Commentary	Score
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A small area to the north east of the site is at risk of flooding. This area should not be heavily developed and can be turned over for use as public open space in accordance with national policy.</p>	<b>++</b>
<b>10. Water</b>	<p>There is an area at risk of flooding in the north east corner of the site. Existing residential development to the east which bounds the site is also at risk of flooding.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>The north east corner of this site is within flood zone 2, however, this area should be designated as public open space (water-compatible development) which would provide a facility that would be accessible to both new and existing communities. There is also a much smaller area of flood zone 3 towards the north east corner of the site. The existing residential development to the east which bounds the site is within flood zone 2. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<b>+</b>
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This site is on grade 1 and 2 agricultural land (SEA Baseline Information Profile). Therefore there would be an impact on soil quality.</p> <p>Whilst this option would result in a small loss of the highest quality agricultural land, the other options for west Rochford also encompass varying proportions of grade 1 agricultural land. It is therefore necessary to balance this potential loss of high quality agricultural land against wider sustainability issues such as community cohesion.</p>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR1 – Commentary	Score	
<b>12. Air Quality</b>	<p>There are opportunities to improve walking and cycling, and there are existing public transport links in proximity to the site. These factors can potentially reduce the impact of the development on air quality.</p> <p>The air quality at the entrance to the Market Square where East Street, West Street, South Street and North Street meet is monitored. This is a potentially significant junction in the town centre. Transport movements, due to the location of the site along Hall Road to the west of Rochford, are directed away from this junction.</p>	+	0
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	+	

### Option WR2

SA Objective	Option WR2 – Commentary	Score	
<b>1. Balanced Communities</b>	The scale of this development would ensure the phasing of infrastructure with the capacity to provide the required community facilities and other identified infrastructure requirements to meet ongoing and future needs. This includes green space and a primary school.	+	-
	The site could provide the range of local community facilities required for this general location, however, unlike the other three options for this general location it is not adjoined to the existing residential development to the east. It is isolated from the main residential area and would therefore not ensure the regeneration and enhancement of existing communities or deliver sustainable communities. This option would, in effect, create a new settlement to the west of Rochford, adding to urban sprawl and having a greater impact on the character of the area.		
	Whilst the size of the site would mean that the provision of facilities to ensure equal opportunities and that all sections of the community are catered for are likely to be viable, this option is isolated from the main settlement and would not therefore ensure equal opportunities, particularly for those without access to private transport, as local services and facilities would be less accessible.		



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR2 – Commentary	Score	
<b>2. Healthy &amp; Safe Communities</b>	<p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. There are a wide range of local services in proximity to this site, although they are less accessible from this option than WR1 and WR3, particularly for those in the community without access to private transport. Additional healthcare facilities may be provided in this general location following a Health Impact Assessment and in consultation with the South East Essex Primary Care Trust (in accordance with the Core Strategy). This provision would ensure that the needs of an ageing population are met in this location, although such facilities would be less accessible to existing community to the east nearer the town centre.</p>		
	<p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided alongside a range of local facilities and opportunities to improve access to such services and public transport provision.</p>		
	<p>The site is isolated from the existing settlement to the east and would connect to ribbon development towards the western end of Hall Road (this refers to development separated from the existing settlement of Rochford, and further from existing services and facilities). Therefore the severance of the site from the main settlement of Rochford to the east means that it would not have good links with the existing communities, and would not ensure a sustainable community and a healthy and safe environment.</p> <p>The entire site is situated further away from town centre amenities and local public transport routes are less accessible from this site as opposed to the other options for this general location. The infrastructure requirements include an area of green space within the development which could improve the biodiversity of the area and provide a community benefit. Design of the development will be determined through the development management process.</p> <p>A large green space (Cherry Orchard Jubilee Country Park) is situated in close proximity to this option and public open space and play space will be incorporated into the development. Local leisure facilities include Rochford Hundred Golf Club and Rochford Tennis Club which are located to the east along Hall Road and would be much less accessible from this site compared to the other options. Clements Hall Leisure Centre in Hawkwell also may be accessible from this option, via Hall Road or the proposed Sustrans cycle route along Ironwell Lane. Whilst these facilities would have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space incorporated into the development and the provision of green links to Cherry Orchard Jubilee Country Park would promote informal recreation. The proximity of the site to an existing cycle route along Hall Road and Cherry Orchard Way and the proposed Sustrans cycle route along Ironwell Lane may also encourage healthy, active lifestyles.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR2 – Commentary	Score	
	<p>This site is not in close proximity to a proposed Greenway, however, there may be opportunities to provide additional green links (in addition to the cycle route along Hall Road) to improve linkages between the development and Cherry Orchard Jubilee Country Park.</p>		
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	<b>++</b>	
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the west of Rochford town centre. It would not promote and enhance existing centres as the severance of this site from the main settlement does not focus development in or near the town centre. Development here is less likely to support local business growth in Rochford town centre, due to its poor relationship with the centre.</p> <p>A range of local services allocated for this general location including a primary school, and youth and community facilities to meet the needs of the local community. However, there are a range of existing community and local services which are less accessible from this site as opposed to the other options.</p> <p>This option is not situated within Rochford town centre but is on the urban fringe to the west.</p> <p>London Southend Airport is situated to the south of this site. As such this option would relate well to future employment opportunities to be allocated within the vicinity of this key economic hub.</p>	<b>+</b>	<b>-</b>
<b>5. Accessibility</b>	<p>There are a range of existing public transport links which are less accessible from this site compared to the other options for this general location. Rochford train station and the bus stops located in West Street and Ashingdon Road are situated further to the east/south east. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport. There are existing cycle lanes along Hall Road, a bus route along Rectory Road and Main Road to the west of the site and a proposed Sustrans cycle route along Ironwell Lane bounding the northern border of the site, which will encourage alternative sustainable modes of transportation. Compared with the other west Rochford sites (particularly SER2, WR1 and WR3), the town centre, bus stops and train station etc. are much less accessible from this site. There are, however, opportunities to encourage walking and cycling, particularly with the proposed Sustrans route along Ironwell Lane which is partially connected to the northern boundary of the site. There is also an existing bus route along Rectory Road and Main Road to the west of the site.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR2 – Commentary	Score	
<b>6. Biodiversity</b>	<p>This general location to the west of Rochford is not in proximity to the District's estuaries or salt marshes.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>The site is not situated within a nature conservation designation.</p> <p>Public open space will be provided within this option, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 19 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits (possibly mainly military in nature) within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. The Rochford Conservation Area Appraisal and Management Plan states that 'Until the first half of the 20th century, Hall Road was undeveloped. It still has a rural feel to it, to which the trees along it make a significant contribution, and forms an attractive approach to the town and conservation area.' It recommends that further suburbanisation of the road should be avoided in order to preserve the existing approach to the town and the setting of Rochford Hall, which is a grade I Listed Building to the south east of the site ('Rochford Hall and ruins'). There are other Listed Buildings in proximity to the site, including a grade II* Listed Building ('Church of St. Andrew') and a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road'), as well as other listed items, which are situated further away from the site than the other options for this general location. However, there are two grade II Listed Buildings ('Pelhams Farmhouse, Hall Road' and 'Rectory Cottage, Hall Road') in close proximity to the south / south western boundary of the site. Due to the isolation of this site from the main settlement of Rochford to the east, development is not considered to intrinsically have a negative impact on the setting of these listed buildings as opposed to the other options, although it would have a greater impact on the approach to the town than WR1. Nevertheless, the frontage of Hall Road in this location will need to be carefully considered with any development, for example through the retention of existing hedgerows and the siting of the proposed public open space.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The isolation of the site from the main settlement of Rochford to the east, however, weakens the Green Belt boundaries in this locality, undermines the openness of the Green Belt on a</p> <p>wider scale and would thus not ensure a defensible Green Belt boundary to prevent further encroachment. It would have a significant detrimental impact on the character of the area as opposed to the other options (particularly WR1 and WR3) by exacerbating the impact of existing ribbon development/urban sprawl to the west (this refers to development separated from the existing settlement of Rochford, and further from existing services and facilities).</p>	++	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR2 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not in proximity to an area at risk of flooding.</p>	<b>++</b>	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works and within the foul sewerage network to accommodate the proposed growth in this location.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>The site is not in proximity to an area at risk of flooding. Nevertheless a range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<b>+</b>	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This site is on grade 1 and 2 agricultural land (SEA Baseline Information Profile). Therefore there would be an impact on soil quality.</p> <p>This option encompasses grade 1 agricultural land (SEA Baseline Information Profile). However, whilst there would be a small loss of the highest quality agricultural land, all of the sites in this general location partly reside on grade 1 agricultural land to varying degrees.</p>	<b>-</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR2 – Commentary	Score	
<b>12. Air Quality</b>	<p>There are a range of services which are less accessible from this site as opposed to the other options for this general location. However, additional local services will be allocated within the development which may reduce the need to travel for these services. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport. There are opportunities to improve walking and cycling. Existing public transport links to the east of the site are also less accessible from this site, however, there is also an existing bus route along Rectory Road and Main Road to the west of the site. These factors may have a positive and negative impact on air quality through the number of car journeys and travelling time required to access local services.</p> <p>The air quality at the entrance to the Market Square where East Street, West Street, South Street and North Street meet is monitored. This is a potentially significant junction in the town centre. Transport movements, due to the location of the site along Hall Road to the west of Rochford, are directed away from this junction.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p> <p>This will be managed through Concept Statements and the development management process.</p>	+	

### Option WR3

SA Objective	Option WR3 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>This site is adjacent to the existing residential development to the north of Hall Road. It would ensure the regeneration and enhancement of existing communities through the provision of a range of local facilities such as youth and community facilities, as well as green space and opportunities to encourage sustainable modes of transport.</p> <p>This option is in proximity to a range of town centre services including schools, a Supermarket, community facilities and health facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also existing public transport links to the east of this site along Ashingdon Road/West Street (there are bus routes along these) and Rochford train station increasing the accessibility of those without access to a private car to local services. This option extends further to the west along Hall Road than WR1 and SER2, which may therefore make the local services and existing public transport links situated to the east marginally less accessible for some, although this is dependent on the exact arrangement of the residential development and associated infrastructure which will be</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR3 – Commentary	Score	
	<p>determined through the development management process. Nevertheless this option would provide a range of housing types and tenure, affordable housing, public open space and a range of other facilities to meet the needs of the local community.</p> <p>A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population.</p>		
<b>2. Healthy &amp; Safe Communities</b>	<p>A large green space (Cherry Orchard Jubilee Country Park) is situated in close proximity to this option and public open space and play space will be incorporated into the development encouraging informal recreation and health improvements. Local leisure facilities include Rochford Hundred Golf Club and Rochford Tennis Club which are located to the south east of the site. Clements Hall Leisure Centre in Hawkwell also may be accessible from this option, via the number 8 bus service with bus stops along Ashingdon Road and West Street, or the proposed Sustrans route along Ironwell Lane (although this site unlike WR1 does not bound Ironwell Lane). These facilities would have the potential to improve health and reduce health inequalities.</p> <p>The proximity of the site to an existing cycle route along Hall Road and Cherry Orchard Way and the proposed Sustrans route along Ironwell Lane may also encourage healthy, active lifestyles.</p> <p>This site is not in close proximity to a proposed Greenway, however, there may be opportunities to provide additional green links (in addition to the cycle route along Hall Road) to improve linkages between the development and Cherry Orchard Jubilee Country Park. The size of the site should ensure this is viable.</p>	+	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	++	
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the west of Rochford town centre, and is well related to the centre.</p> <p>This site is well related to the town centre and residential development here may help support local businesses in the centre.</p> <p>The provision of youth and community facilities in this general location may provide more opportunities for residents to work in the District.</p>	++	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR3 – Commentary	Score	
	<p>London Southend Airport is situated to the south of this site. As such this option would relate well to future employment opportunities to be allocated within the vicinity of this key economic hub.</p>		
<p><b>5. Accessibility</b></p>	<p>There are a range of existing public transport links in proximity to this site. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport.</p> <p>There is likely to be some outward travel from Rochford and the District to locations in Southend, although this is likely to occur on a greater scale on sites that are less well related to the existing settlement such as WR2 and WR4. It is likely that some notional merging will occur although this should not be actively encouraged.</p> <p>The site is in proximity to Rochford train station which is accessible via Hall Road and West Street, and the bus stops located in West Street and Ashingdon Road. There are also existing cycle lanes along Hall Road, and a proposed Sustrans cycle route along Ironwell Lane.</p> <p>This option, unlike, WR1 and SER2 does not bound Ironwell Lane and thus access to it may be less likely to be deliverable.</p> <p>The site is in proximity to Cherry Orchard Way and has good highways access.</p> <p>There are a range of local services, including shopping, leisure, and health facilities which are accessible from this site, and there are established bus stops and a train station nearby. This has the potential to reduce the need to travel particularly by encouraging walking and cycling.</p> <p>This site also relates well to London Southend Airport and associated future employment opportunities.</p>	+	-
<p><b>6. Biodiversity</b></p>	<p>This general location to the west of Rochford is not in proximity to the District's estuaries or salt marshes.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>The site is not situated within a nature conservation designation.</p> <p>Public open space will be provided within this option, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR3 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 19 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits (possibly mainly military in nature) within this area, although at present this is unknown due to the lack of archaeological field work undertaken.</p> <p>The Rochford Conservation Area Appraisal and Management Plan states that 'Until the first half of the 20th century, Hall Road was undeveloped. It still has a rural feel to it, to which the trees along it make a significant contribution, and forms an attractive approach to the town and conservation area.' It recommends that further suburbanisation of the road should be avoided in order to preserve the existing approach to the town and the setting of Rochford Hall, which is a grade I Listed Building to the south east of the site ('Rochford Hall and ruins'). There are other Listed Buildings in proximity to the site, including a grade II* Listed Building ('Church of St. Andrew') and a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road'), as well as other listed items. It is pertinent to note that there is residential development to the south of Hall Road and close to the Conservation Area there is already residential development to the north of Hall Road. Development would not intrinsically have a negative impact on the setting of the listed milestone. The frontage of Hall Road, however, will need to be carefully considered having regard to the setting of Rochford Hall and St Andrew's Church. Compared to WR1 and SER2, this option would have a greater impact on the openness of the area and appearance of suburbanisation due to the extension of this site to the west along Hall Road.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The arrangement of this site would increase the projection of development to the west along Hall Road compared to WR1. However, the site does not bound Ironwell Lane (an unmade road</p> <p>to the north of the site) and would create redundant land between the development and Ironwell Lane to the north. It would therefore not be able to provide a defensible Green Belt boundary to prevent further encroachment in this locality compared to option WR1 or SER2.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+	



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR3 – Commentary	Score	
<b>10. Water</b>	<p>There is an area at risk of flooding in the north east corner of the site. Existing residential development to the east which bounds the site is also at risk of flooding.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works and within the foul sewerage network to accommodate the proposed growth in this location.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>The north east corner of the site is within flood zone 2, however, this area should be designated as public open space (water-compatible development). A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	-
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option has a similar area to the other three options, which would result in similar density development and an efficient use of land.</p> <p>This site is on grade 1 and 2 agricultural land (SEA Baseline Information Profile). Therefore there would be an impact on soil quality. Whilst this option would result in a small loss of the highest quality agricultural land, the other options for west Rochford also encompass varying proportions of grade 1 agricultural land. It is therefore necessary to balance this potential loss of high quality agricultural land against wider sustainability issues such as community cohesion.</p>	+	-
<b>12. Air Quality</b>	<p>There are a range of services which are accessible to this site. Other local services will be allocated within the development which may reduce the need to travel. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport.</p> <p>There are opportunities to improve walking and cycling, and there are existing public transport links in proximity to the site. These factors may have a positive impact on air quality through reducing the number of car journeys and travelling time.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR3 – Commentary	Score	
	The air quality at the entrance to the Market Square where East Street, West Street, South Street and North Street meet is monitored. This is a potentially significant junction in the town centre. Transport movements, due to the location of the site along Hall Road to the west of Rochford, are directed away from this junction.		
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	<b>+</b>	

### Option WR4

SA Objective	Option WR4 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>Whilst adjoined to the main settlement of Rochford to the east, this option extends further to the west than the other three options towards the existing ribbon development (this refers to development separated from the existing settlement of Rochford, and further from existing services and facilities, located to the west of this option). It would provide a range of local facilities such as youth and community facilities, as well as green space and opportunities to encourage sustainable modes of transport, although it extends away from the main settlement and would therefore not ensure the regeneration and enhancement of existing communities.</p> <p>The option is in proximity to town centre services including schools, a supermarket, community facilities and health facilities which would enable equal opportunities in terms of access. The fact that this site extends further to the west than other sites proposed for this general location means that access to services and facilities is reduced. As such not all sections of the community are catered for.</p>	<b>+</b>	<b>-</b>
<b>2. Healthy &amp; Safe Communities</b>	<p>The arrangement of the site would not ensure good links with the existing communities and therefore would not ensure a sustainable community and a healthy and safe environment.</p> <p>Local leisure facilities include Rochford Hundred Golf Club and Rochford Tennis Club which are located to the east along Hall Road and would be much less accessible from this site compared to the other options.</p> <p>Access to the proposed Sustrans cycle route along Ironwell Lane would be less accessible from this option than from other options in this general location, as the site does not bound the unmade road. As such this site is less able to promote health lifestyles and alternative/ healthy forms of travel.</p> <p>The proposed public open space incorporated into the development and the provision of green links to Cherry Orchard</p>	<b>0</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR4 – Commentary	Score	
	<p>Jubilee Country Park would promote informal recreation. The proximity of the site to an existing cycle route along Hall Road and Cherry Orchard Way may also encourage healthy, active lifestyles. Clements Hall Leisure Centre and the proposed Sustrans route along Ironwell Lane may, however, be less accessible from this site.</p> <p>Although the site is not within proximity to a Greenway, there may be opportunities to provide additional green links to improve linkages between the development and Cherry Orchard Jubilee Country Park.</p> <p>This option does not ensure sustainable access to key services through discouraging walking, as opposed to Options SER2, WR1 and WR3 which have a better relationship with the existing settlement. Whilst there are a range of services and facilities in proximity to this option, it extends away from Rochford town centre and would not ensure sustainable access to key services.</p>		
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	<b>+</b>	
<b>4. Economy &amp; Employment</b>	<p>Parts of the site (to the east) are well related to the town centre and residential development here may help support local businesses in the centre. However, as this option extends some distance to the west, it relates less well to the town centre, and may be less likely to support business growth in Rochford than other options.</p> <p>London Southend Airport is situated to the south of this site. As such this option would relate well to future employment opportunities to be allocated within the vicinity of this key economic hub.</p>	<b>+</b>	<b>-</b>
<b>5. Accessibility</b>	<p>Compared to other options for west Rochford, the sprawl of this site means that it is much less likely to encourage sustainable transport choices. There are a range of existing public transport links in proximity to the eastern end of the site. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport.</p> <p>The eastern end of the site is in proximity to Rochford train station which is accessible via Hall Road and West Street, and the bus stops located in West Street and Ashingdon Road, although they are much less accessible to the western extent of this option. There is, however, a bus route along Rectory Road and Main Road to the west of the site. There are also existing cycle lanes along Hall Road. Like WR3 this option does not bound Ironwell Lane and thus the proposed Sustrans route may also be less accessible from this option as opposed to SER9, WR1 and WR3.</p> <p>There is likely to be some outward travel from Rochford and the District to locations in Southend. WR2 and WR4 are likely</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR4 – Commentary	Score	
	<p>to encourage the most outward travel to Southend due to their poor relationship with the existing settlement. It is likely that some notional merging will occur although this should not be actively encourages.</p> <p>The site has good highways access along Hall Road. However it has no links to Ironwell Lane. This factor reduces the opportunities to encourage cycling and walking along Ironwell Lane Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport.</p> <p>There are established bus stops and a train station in proximity to the eastern extent of this site and existing cycle routes are provided along Hall Road. There is also an existing bus route along Rectory Road and Main Road to the west of the site.</p>		
<b>6. Biodiversity</b>	<p>This general location to the west of Rochford is not in proximity to the District's estuaries or salt marshes.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>The site is not situated within a nature conservation designation.</p> <p>Public open space will be provided within this option, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 19 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits (possibly mainly military in nature) within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. The Rochford Conservation Area Appraisal and Management Plan states that 'Until the first half of the 20th century, Hall Road was undeveloped. It still has a rural feel to it, to which the trees along it make a significant contribution, and forms an attractive approach to the town and conservation area.' It recommends that further suburbanisation of the road should be avoided in order to preserve the existing approach to the town and the setting of Rochford Hall, which is a grade I Listed Building to the south east of the site ('Rochford Hall and ruins'). There are other Listed Buildings in proximity to the site, including a grade II* Listed Building ('Church of St. Andrew') and a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road'), as well as other listed items. Development would intrinsically have a negative impact on the setting of the listed buildings as it extends further to the west along Hall Road than WR1, SER2 and WR3. The frontage of Hall Road, however, will need to be carefully considered having regard to the setting of Rochford Hall and St Andrew's Church. Compared to SER2, WR1 and WR3 in particular, this option would have a greater impact on the openness of the area and appearance of suburbanisation of Hall Road due to the extension of this site to the west and its connection with ribbon development.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR4 – Commentary	Score
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>The site encompasses grade 1 and 2 agricultural land (SEA Baseline Information Profile). Although this option is adjoined to the main settlement of Rochford to the east, it does not have a good relationship with the existing settlement. This option would have a greater negative impact on the open, rural nature of the area, as opposed to SER2, WR1 and WR2 in particular as it would extend further to the west along Hall Road. This option would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but provide a poorly defensible Green Belt boundary and lead to the full urbanisation of the north of Hall Road through connecting the main settlement to the east with the existing ribbon development to the west. As such this option would lead to uncontained urban sprawl.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The site extends further to the west along the undeveloped area to the north of Hall Road as opposed to SER2, WR1, WR2 and WR3, and whilst adjoined to the existing residential development to the east, it would connect this development with the existing ribbon development towards the western end of Hall Road (this refers to development separated from the existing settlement of Rochford, and further from existing services and facilities). The arrangement of this site would therefore increase the projection of development further to the west along Hall Road beyond that of the other options for this general location. The site does not bound Ironwell Lane and would impinge on the land between the development and Ironwell Lane to the north and consequently would be less able to provide a robust defensible Green Belt boundary to prevent further encroachment into the Green Belt than other options.</p>	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+
<b>10. Water</b>	<p>The site is not within an area at risk of flooding.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WR4 – Commentary	Score	
	<p>There is capacity at the existing Waste Water Treatment Works and within the foul sewerage network to accommodate the proposed growth in this location.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>The site is not within an area at risk of flooding. It should be noted that there is a small section of flood zone 2 to the north east of this option, but it avoids this vulnerable area. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>		
<b>11. Land and Soil</b>	<p>This site is on grade 1 and 2 agricultural land (SEA Baseline Information Profile). Therefore there would be an impact on soil quality.</p> <p>Whilst this option would result in a small loss of the highest quality agricultural land, the other options for west Rochford also encompass varying proportions of grade 1 agricultural land. It is therefore necessary to balance this potential loss of high quality agricultural land against wider sustainability issues such as community cohesion.</p>	-	
<b>12. Air Quality</b>	<p>There are a range of services which are accessible to eastern section of this site. Other local services, however, will be allocated within the development which may reduce the need to travel. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport. There are opportunities to improve walking and cycling, and there are existing public transport links in proximity to the site (which would be more accessible to the eastern section of the site). There is also an existing bus route along Rectory Road and Main Road to the west of the site. These factors may have both a positive and negative impact on air quality in terms of the number of car journeys and travelling time.</p> <p>The air quality at the entrance to the Market Square where East Street, West Street, South Street and North Street meet is monitored. This is a potentially significant junction in the town centre. Transport movements, due to the location of the site along Hall Road to the west of Rochford, are directed away from this junction.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

### Option ALT2

SA Objective	Option ALT2 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>This site has the potential to ensure the regeneration and enhancement of existing rural and urban communities through the provision of some additional facilities. However, additional land would be required in this general location to meet the requirements of the Core Strategy, which may lead to fragmented development presenting constraints for the provision of infrastructure. Such development may also impact on community cohesion.</p> <p>This site is in proximity to a range of town centre services including schools, a supermarket, community facilities and health facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also existing public transport links to the north east/ east of this site along Ashingdon Road/West Street (there are bus routes along these) and Rochford train station increasing the accessibility of local services for those without access to a private car. This site has the potential to provide a range of housing types, tenure and affordability, and some additional facilities to meet the needs of the local community.</p>	+	-
<b>2. Healthy &amp; Safe Communities</b>	<p>The site is in proximity to local facilities and services in the town centre.</p> <p>The proposed public open space incorporated into the development and the provision of green links to Cherry Orchard Jubilee Country Park would promote informal recreation. The proximity of the site to an existing cycle route along Hall Road and Cherry Orchard Way may also encourage healthy, active lifestyles. Clements Hall Leisure Centre and the proposed Sustrans route along Ironwell Lane may, however, be less accessible from this site.</p> <p>Although the site is not within proximity to a Greenway, there may be opportunities to provide additional green links to improve linkages between the development and Cherry Orchard Jubilee Country Park.</p>	+	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing. This option can provide an appropriate range of housing types and tenure to meet local needs. However, alone, this site would provide fewer dwellings and less of a range of housing than alternative options. In combination with the allocation of other land, the site has the potential to provide similar positives.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>This site is well related to the town centre and residential development here has the potential to help support local businesses in the centre, although to a lesser extent than a larger site.</p> <p>This site would not lead to the loss of employment land. London Southend Airport is situated to the south of this site. As such this option would relate well to future employment opportunities to be allocated within the vicinity of this key economic hub.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT2 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>The site has links to Hall Road and is in close proximity to Cherry Orchard Way and has good highways access. Whilst the railway bridge to the east of the site by the West Street/Ashington Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport. The eastern extent of this site is adjacent to the train station and there are established bus stops in proximity to this site. There are also existing cycle routes provided along Hall Road. This site is close to the town centre which has the potential to encourage walking and cycling, and there is a proposed Sustrans route along Ironwell Lane/West Street to the north of the site.</p> <p>There are a range of local services, including shopping, leisure, and health facilities which are accessible from this site. This would reduce the need to travel.</p> <p>This site also relates well to London Southend Airport and associated future employment opportunities.</p> <p>Compared to a larger site, this site would not have the capacity to provide the range of services and facilities identified in Appendix H1 of the Core Strategy. This therefore has the potential to impact on the accessibility of services in terms of local provision.</p> <p>There may be potential to provide green links to Cherry Orchard Jubilee Country park from this site.</p>	<p>++</p>	<p>-</p>
<p><b>6. Biodiversity</b></p>	<p>This general location to the west of Rochford is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This site is predominantly greenfield land with some areas of previously developed land.</p> <p>There may be potential to provide green links to Cherry Orchard Jubilee Country Park from this site which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<p>?</p>	
<p><b>7. Cultural Heritage</b></p>	<p>This site is situated within the Rochford Conservation Area and directly to the south/west are two Listed Buildings; Rochford Hall, which is a grade I Listed Building ('Rochford Hall and ruins') and a grade II* Listed church ('Church of St. Andrew'). Any development of this site would have a direct impact on the setting of these Listed Buildings. There is also a grade II listed milestone in proximity to the site ('Milestone on northern verge opposite house called Birches, Hall Road'), as well as other listed items. The Rochford Conservation Area Appraisal and Management Plan states that 'Until the first</p>	<p>+</p>	<p>-</p>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT2 – Commentary	Score	
	<p>half of the 20th century, Hall Road was undeveloped. It still has a rural feel to it, to which the trees along it make a significant contribution, and forms an attractive approach to the town and conservation area.' It recommends that further suburbanisation of the road should be avoided in order to preserve the existing approach to the town and the setting of Rochford Hall. The frontage of Hall Road would need to be carefully considered having regard to the setting of Rochford Hall and St Andrew's Church. This site is situated within Historic Environment Character Zone 22 (Historic Town of Rochford). This zone comprises the historic core of Rochford Town located on an area of complex glacial and post glacial deposits overlying London Clay and Claygate Beds. Rochford retains much of the appearance of an 18th and 19th century market town. Extensive urban archaeological deposits are likely to survive beneath the present town centre (Rochford District Historic Environment Characterisation Project).</p> <p>Below ground there are some indications of Roman occupation in the area of East Street. Saxon occupation is recorded in the Domesday Book but it is possible that this is located at Rochford Hall to the west of the main settlement which is adjacent to the church. Rochford</p> <p>Hall comprises the remains of an elaborate early Tudor brick built mansion and its associated farming and landscape features. It is possible that this church/hall complex was a focal point for an earlier dispersed settlement pattern prior to the foundation of the town.</p> <p>The medieval period is well represented by the standing buildings but archaeological deposits also survive well. The historic town survey has shown that archaeological deposits survive relatively undamaged in areas where excavations have taken place. Recent evaluation has shown that the gardens of the frontage properties contain surviving archaeological deposits. This would need to be carefully considered.</p>		
<b>8. Landscape &amp; Townscape</b>	<p>There may be limited opportunities for the creation of public open space due to the capacity of the site.</p> <p>This site is predominantly greenfield land with some areas of previously developed land. It is situated to the west of Rochford town centre on the urban fringe.</p> <p>This site is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements. Nevertheless it is important that a defensible boundary can be maintained. This site is bounded by a road to the north and east and a golf course to the south, and can ensure that a defensible Green Belt boundary can be maintained to prevent further encroachment into the Green Belt to the south of Hall Road.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT2 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The eastern section of this site is situated within an area at risk of flooding (flood zone 2).</p>	+	-
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>It is likely that there is capacity at the existing Waste Water Treatment Works to accommodate potential development on this site, and there may need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include SUDs, however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The eastern section of this site is situated within an area at risk of flooding (flood zone 2). There is an area of flood zone 3 to the south. A range of SUDs may be suitable for this site to manage excess surface water.</p>	+	-
<b>11. Land and Soil</b>	<p>This site is predominantly greenfield land with some areas of previously developed land.</p> <p>This site is not situated within a town centre or on agricultural land.</p> <p>Greenfield land is not thought to be contaminated. However, the potential for the areas of previously developed land to be contaminated would need to be considered with any development coming forward.</p> <p>Whilst this site does not encompass agricultural land, additional land potentially in the Green Belt would be required to meet the needs of the local community. Agricultural land may therefore need to be reallocated in the locality. The agricultural land in immediate proximity to the west of Rochford is Grade 1 and Grade 2.</p>	+	-
<b>12. Air Quality</b>	<p>There are a range of services which are accessible to this site. Whilst the railway bridge to the east of the site by the West Street/Ashingdon Road/Hall Road roundabout has the potential to restrict the provision of public transport going eastwards towards the town centre, it would not in any way restrict the potential for the provision of a bus service heading west from the site, towards the main routes into Southend and to proposed employment growth at Southend Airport. There are also opportunities to improve walking and cycling, and there are existing public transport links in close proximity to the site. These factors may have a positive impact on air quality through reducing the number of car journeys and travelling time.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT2 – Commentary	Score	
	The air quality at the entrance to the Market Square where East Street, West Street, South Street and North Street meet is monitored. This is a potentially significant junction in the town centre. Transport movements, due to the location of the site along Hall Road to the west of Rochford, are directed away from this junction.		
<b>13. Sustainable Design and Construction</b>	There may be some constraints on the site as there are areas of previously developed land, however, sustainable design and construction should still be viable and could be incorporated into any development coming forward on this site.	+	-

### Option ALT3

SA Objective	Option ALT3 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>This site has the potential to ensure the regeneration and enhancement of existing rural and urban communities through the provision of some additional facilities. However, additional land would be required in this general location to meet the requirements of the Core Strategy, which may lead to fragmented development presenting constraints for the provision of infrastructure. Such development may also impact on community cohesion.</p> <p>This site is in proximity to a range of town centre services including schools, a supermarket, community facilities and health facilities which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also existing public transport links to the north east/ east of this site along Ashingdon Road/West Street (there are bus routes along these) and Rochford train station increasing the accessibility of local services for those without access to a private car. This site has the potential to provide a range of housing types, tenure and affordability, and some additional facilities to meet the needs of the local community.</p>	+	-
<b>2. Healthy &amp; Safe Communities</b>	<p>The site is in proximity to local facilities and services in the town centre.</p> <p>The proposed public open space incorporated into the development and the provision of green links to Cherry Orchard Jubilee Country Park would promote informal recreation.</p> <p>The site is in reasonable to an existing cycle route along Hall Road and Cherry Orchard Way may also encourage healthy, active lifestyles. The site is well related to the proposed Sustrans route along Ironwell Lane.</p> <p>Although the site is not within proximity to a Greenway, there may be opportunities to provide additional green links to improve linkages between the development and Cherry Orchard Jubilee Country Park.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT3 – Commentary	Score	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing. This option can provide an appropriate range of housing types and tenure to meet local needs. However, alone, this site would provide fewer dwellings and less of a range of housing than alternative options. In combination with the allocation of other land, the site has the potential to provide similar positives.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>This site is well related to the town centre and residential development here has the potential to help support local businesses in the centre, although to a lesser extent than a larger site.</p> <p>London Southend Airport is situated to the south of this site. As such this site has the potential to relate well to future employment opportunities to be allocated within the vicinity of this key economic hub, although parts of this site extend further north away from this area.</p>	+	
<b>5. Accessibility</b>	<p>The site only has the potential to link to Ironwell Lane and is in close proximity to the highways network. There are a range of existing public transport links in proximity to this site. The site is in proximity to Rochford train station which is accessible via West Street and Hall Road, and the bus stops located in West Street and Ashingdon Road. There are also existing cycle lanes along Hall Road, and a proposed Sustrans route along Ironwell Lane/West Street to the south/south east of the site. This site is close to the town centre which has the potential to encourage walking and cycling. There are opportunities to encourage people to use alternative modes of transportation other than the private car. This option, however, extends north away from Ironwell Lane.</p> <p>There are a range of local services, including shopping, leisure, and health facilities which are accessible from this site. This would reduce the need to travel.</p> <p>This site also has the potential to relate well to London Southend Airport and associated future employment opportunities, although parts of this site extend further north away from this area, which may impact on accessibility.</p> <p>Compared to a larger site, this site would not have the capacity to provide the range of services and facilities identified in Appendix H1 of the Core Strategy. This therefore has the potential to impact on the accessibility of services in terms of local provision.</p> <p>The provision of green links to Cherry Orchard Jubilee Country Park may be less viable for this site.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT3 – Commentary	Score	
<b>6. Biodiversity</b>	<p>This general location to the west of Rochford is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This site is a combination of greenfield land and previously developed land.</p> <p>The provision of green links to Cherry Orchard Jubilee Country Park may be less viable for this site.</p>	?	
<b>7. Cultural Heritage</b>	<p>This site is situated within Historic Environment Character Zone 19. There may be some archaeological deposits (possibly mainly military in nature) within this area, although at present this is unknown due to the lack of archaeological field work undertaken (Rochford District Historic Environment Characterisation Project). This would need to be taken into consideration with any development coming forward on this site. There are several Listed Buildings to the south of the site for example there is a grade I Listed Building ('Rochford Hall and ruins'), a grade II* Listed Building ('Church of St. Andrew') and a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road'), as well as other listed items in proximity to the site along Hall Road. However, there is generally existing residential development between the site and these Listed Buildings. The Rochford Conservation Area is also situated to the south/south east of the site.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>There may be limited opportunities for the creation of public open space due to the capacity of the site.</p> <p>This site is a combination of greenfield land and previously developed land. It is situated to the west of Rochford town centre on the urban fringe.</p> <p>This site is a combination of greenfield land and previously developed land.</p> <p>This site is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements. The identified site area is not greater than 2ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by a road to the south, an existing hedgerow to the west and a train line to the east, and can ensure that a defensible Green Belt boundary can be maintained to prevent further encroachment into the Green Belt to the north of Ironwell Lane.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT3 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>A significant proportion of the site is situated within an area at risk of flooding (flood zone 2 and 3).</p>	+	-
<b>10. Water</b>	<p>The range of SUDs which are suitable to be incorporated into any development coming forward may be constrained due to the size of the site. Grey water recycling and other water conservation measures may also be included at the design stage. However, the size of the site may impact on the viability of such measures.</p> <p>It is likely that there is capacity at the existing Waste Water Treatment Works to accommodate potential development on this site, and there may need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The range of SUDs which are suitable to be incorporated into any development coming forward may be constrained due to the size of the site.</p> <p>A significant proportion of the western and southern section of the site is situated within an area at risk of flooding (flood zone 2 and 3). There is a greater proportion of land in flood zone 2 with a smaller section towards the western boundary within flood zone 3. Whilst there is potential for the areas at risk of flooding to accommodate public open space (watercompatible development), this would significantly reduce the capacity of the site to accommodate residential development. A range of SUDs are available which can be used to manage excess surface water, however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p>	+	-
<b>11. Land and Soil</b>	<p>This site is a combination of greenfield land and previously developed land.</p> <p>This site is not situated within a town centre.</p> <p>This site is on Grade 1 agricultural land (SEA Baseline Information Profile). Therefore there would be an impact on soil quality.</p> <p>Greenfield land is not thought to be contaminated, although this site does encompass some previously developed land.</p> <p>This site is situated on Grade 1 agricultural land. If this site were to be taken forward for development this would result in a small loss of the highest quality agricultural land. Furthermore additional land potentially in the Green Belt would be required to meet the needs of the local community. Agricultural land may therefore need to be reallocated in the locality. The agricultural land in immediate proximity to the west of Rochford is Grade 1 and Grade 2.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT3 – Commentary	Score	
<b>12. Air Quality</b>	<p>There are existing local services and facilities within the town centre which are accessible from this site. This would reduce the need to travel. There is an existing bus route running along Ashingdon Road and West Street, and there is potential to increase the opportunities for walking and cycling. This site is also situated in proximity to the train station. These factors may have a positive impact on air quality through reducing the number of car journeys and travelling time.</p> <p>The air quality at the entrance to the Market Square where East Street, West Street, South Street and North Street meet is monitored. This is a potentially significant junction in the town centre. Transport movements, due to the location of the site along Ironwell Lane generally to the west of Rochford, are directed away from this junction.</p>	+	
<b>13. Sustainable Design and Construction</b>	There may be some constraints on the site as there are areas of previously developed land, however, sustainable design and construction should still be viable and could be incorporated into any development coming forward on this site.	+	-

### West Hockley

#### Policy SER3

SA Objective	Policy SER3 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The site is larger than sites WH1, WH2, WH3, WH4 and WH5 other sites in West Hockley. Allowing it to accommodate a potentially lower density of housing although this would be determined at the planning application stage.</p> <p>SER3 is well located in relation to the rest of Hockley and is largely enclosed by existing residential development, particularly along the southern boundary of the site.</p> <p>SER3 is well related to including a school and community centre to the east (although these are not directly accessible from Folly Lane or the site itself), as well as Hockley tennis club, Hockley golf range and Hockley Woods which are located to the south of the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site.</p> <p>There are a range of local facilities in proximity to this site, including a school and community centre to the east (although these are not directly accessible from Folly Lane or the site itself), as well as Hockley tennis club, Hockley golf range and Hockley Woods which are located to the south of the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site. The site has the potential to incorporate pedestrian and cycle facilities. It also has the potential to support the establishment of the Sustrans cycle route along Folly Lane and the west of the site leading up to Church Road.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER3 – Commentary	Score
	<p>The site is able to support dwellings built to the lifetime homes standard, which also comply with the Code for Sustainable Homes.</p> <p>The current employment use of the site will be lost if the site is developed. However the site is not currently designated as employment land so the supply of employment land in the district would not be lost.</p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>Part of the site is previously developed land which has been used for a variety of employment types. This will require a contaminated land study to be carried out. Once the area has been proven clear of contaminants it will have the potential to provide quality residential land with good connections to the existing development. Development of previously developed land would also meet the requirements for effective land use set out in the NPPF.</p> <p>SER3 encompasses several existing garden spaces. These areas should not be used to accommodate dwellings but act as a green buffer between new and existing developments.</p> <p>SER3 can support accessible public open space. This will help to encourage informal recreation and has the potential to improve the health of residents.</p> <p>Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities. The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>SER3 performs better than WH1 which is bounded by wooded areas to the north east, north and west. It is also more poorly related to community facilities and sporting facilities. Access to the centre of Hockley is further away from WH1 than from SER3. This is likely to increase reliance on private car ownership.</p> <p>WH2 performs similarly to SER3 in that it is strongly related to the rest of the development. Although its smaller size means that housing density will be greater than that of SER3.</p> <p>WH3 and WH4 perform poorly compared to SER3 in that it is also further removed from the existing transport infrastructure which will necessitate highways improvements to make the site viable. It is also likely to increase the reliance on private car use. Its location means that it will have a negative impact on community cohesion.</p>	<p><b>++</b></p>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER3 – Commentary	Score	
<p><b>3. Housing</b></p>	<p>SER3 can ensure that mixed communities can be ensured through a range of affordable housing. Due to the size of the site affordable housing will be less restricted than in sites such as WH2, WH3 and WH4.</p> <p>All of the sites for Hockley are located away from the centre, which will have a negative impact on the sustainability of access to key services. SER3 and WH5 provide the best access to local transport networks due to access onto Church Road and Folly Lane.</p> <p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>There are no restrictions in this site to prevent the development including homes which comply with the Lifetime Homes Standard.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p>	<p>++</p>	<p>-</p>
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is situated to the west of the centre of Hockley.</p> <p>Services to meet the needs of the community can be found in the centre of Hockley.</p> <p>Most of the employment in the area is located in the centre of Hockley which will require people to travel. There are bus services running to the centre of Hockley and the site is well related to public pedestrian and cycle routes as well as a proposed Sustrans cycle route.</p> <p>This option proposes the redevelopment of an existing employment use, which would lead to the loss of employment in the locality, but not a loss of employment land in the District, because it is not designated as such. This development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific and an increase in population would also boost the local economy.</p> <p>The current employment use of the site will be lost if the site is developed. However the site is not currently designated as employment land so the supply of employment land in the district would not be lost.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER3 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>SER3 has the best relationship with the transport infrastructure in the area with access/egress routes on Church Road and Folly Lane. It also has good access to bus routes to the centre of Hockley as well as being able to potentially link with proposed pedestrian and cycle routes, including a proposed Sustrans cycle route. SER3 is also in proximity to Greenway 16 which has the capacity to encourage walking and cycling.</p> <p>The site is well located relative to local sports and informal recreational facilities as well as a school.</p> <p>Access to the shops and services in Hockley is also possible although the general location necessitates a degree of travel. SER3 performs better in its relationship to local shops and services than option WH1, which extends further north than other options limiting its access to the bus route along High Road/ Aldermans Hill to the south.</p> <p>SER3 performs similarly to WH2 in terms of accessibility in that it has good links to the existing bus services in the area as well as potential links to a proposed Sustrans cycle route. SER3 does however have an additional link to Church Road which has the potential to improve accessibility to the site and reduce pressure from traffic joining Folly Lane from the site.</p> <p>WH3 also has links to existing public transport facilities and has the potential to link to the proposed Sustrans cycle network and Greenway 16. WH3 only has access to Folly Chase and this may lead to more traffic joining Folly Lane at this point. As opposed to SER3 which provides an additional point of ingress and egress.</p> <p>SER3 has better existing accessibility as well as providing more opportunities to improve accessibility than WH4, which is located to the east of the general location. The previous SA has also noted that WH4 would present more access issues than the other options for this general location.</p> <p>WH5 is situated further to the west than WH1, WH3 and WH4. There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in close proximity to a proposed Sustrans cycle route, an existing bus route along High Road/Aldermans Hill and Greenway 16 to the south. In terms of accessibility it performs very similarly to SER3.</p> <p>Some highways improvements will be required to improve access to the site. These improvements should not be designed in a way that restricts the flow of traffic along Folly Lane and Church Road.</p>	<p>++</p>	<p>-</p>
<p><b>6. Biodiversity</b></p>	<p>The general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. It is situated near to Hockley woods which is an important area of Ancient Woodland. The impact of recreation on the woods is likely to be increased by any development in the area.</p> <p>There is a pond to the north of the site with potential biodiversity value.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER3 – Commentary	Score
	<p>The site encompasses areas of garden space that may have biodiversity value. The impact of development in this area should be taken into consideration if this site is developed.</p> <p>SER3 performs better than WH3 which is located near to a Local Wildlife Site to the north east, WH4 which is also bounded by a Local Wildlife Site to the south and WH1 which is bounded by a Local Wildlife Site to the north and east.</p>	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.</p>	+
<b>8. Landscape &amp; Townscape</b>	<p>Much of the site is on previously developed land which is currently in use. This complies with the NPPF requirement that local planning authorities should make use of previously developed land where possible.</p> <p>This option is previously developed land, and as opposed to WH1, WH3 and WH4, it may reduce the amount of derelict, degraded and underused land.</p> <p>The existing land use (a nursery) is considered to be an inappropriate use on the urban fringe. Reallocating this site for residential development would therefore contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe.</p> <p>There is an area to the west of the site which is under a Tree Preservation Order, with specific trees under subject to Preservation orders. There are also a tree with a Preservation Order along Folly Lane.</p> <p>Trees under protection should be retained unless it is likely to render a development unviable. If trees are lost due to development then it will be appropriate to mitigate against their loss on a like for like basis.</p> <p>SER3 performs similarly to WH1, WH2 and WH5 in providing opportunities to create a strong Green Belt boundary. The previous SA also identifies that options WH4 and WH5 are able to ensure defensible Green Belt boundaries. While WH3 and WH4 perform less well in this regard.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER3 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site can accommodate locally generated energy sources and small scale renewables.</p> <p>SER3 can support housing that is compliant with the Code for Sustainable Homes.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p>	<b>+</b>	
<b>10. Water</b>	<p>There are no areas of flood risk in the site.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs); however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p>	<b>+</b>	
<b>11. Land and Soil</b>	<p>A section of the site covered by SER3 is located on previously developed land. This will need to undergo a contaminated land survey.</p> <p>By making use of some previously developed land SER3 meets the requirement for the effective use of brownfield land set out in the NPPF.</p> <p>The greenfield aspect of SER3 is partly located in grade 2 agricultural land. However the majority of the site is situated on brownfield land. A contaminated land study should be carried out prior to development.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER3 – Commentary	Score
<b>12. Air Quality</b>	<p>There are no AQMA's in the area.</p> <p>There are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality.</p> <p>A Transport Impact Assessment, including an assessment of air quality, must accompany any planning application to develop the site. This must examine the additional transport impacts that the development of this site will generate. Actions to address impacts identified through the Transport Impact Assessment must accompany the development of the site, or be provided prior to the commencement of development.</p>	+
<b>13. Sustainable Design and Construction</b>	<p>There may be some constraints as the site is previously developed land, however, sustainable design and construction should still be viable and could be incorporated into the development.</p> <p>SER3 can support houses which meet the requirements set out in the Code for Sustainable Homes.</p>	+

### Option WH1

SA Objective	Option WH1 – Commentary	Score
<b>1. Balanced Communities</b>	<p>Development at this site would extend further to the north than other sites in this general location would create an allocation of new residential development removed from the main settlement situated to the south, and would therefore not ensure the regeneration and enhancement of existing communities.</p> <p>There are a range of local facilities in proximity to this site as well as public transport. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, affordable housing, public open space and play space. These factors have the potential to meet the needs of the local community.</p> <p>This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road/Aldermans Hill. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH1 – Commentary	Score	
<b>2. Healthy &amp; Safe Communities</b>	<p>Development at this site would extend the residential development further to the north away from existing communities. The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. The location of this option therefore, may not promote a sustainable community and a healthy and safe environment as opposed to SER3, WH2 or WH5 which are well related to the existing residential development.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans route.</p>	+	-
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the west of the centre of Hockley.</p> <p>This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.</p>	+	
<b>5. Accessibility</b>	<p>This option extends further north than the other options for this general location, which may impact on the accessibility of the local community to the bus route along High Road/Aldermans Hill to the south of the site. Nevertheless, there may be opportunities to increase the availability of sustainable transport modes in this location. This option is in close proximity to a proposed Sustrans route and Greenway 16 to the south of the site, which has the potential to connect to Southend.</p> <p>The existing bus route to the south of the site, connecting to Hockley town centre has the potential to encourage people to use alternative modes of transport. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH1 – Commentary	Score	
	<p>The site may be able to link to Folly Chase, although a road outside of the allocated area may be required. There is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.</p> <p>The centre of Hockley is situated to the east of this option so the location of this site may not reduce the need to travel. The existing bus route along High Road/ Aldermans Hill and opportunities to encourage walking and cycling through the proposed greenway and Sustrans cycle route respectively.</p> <p>This option extends further to the north away from this public transport route and local leisure opportunities than the other four options.</p> <p>There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling.</p>		
<b>6. Biodiversity</b>	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes.</p> <p>Part of a Local Wildlife Site/Ancient Woodland, however, bounds the north eastern corner of the site (R8. Hockleyhall/Crabtree Woods). Any development at this location would have to be carefully managed to avoid harm to this site. An area of public open space may be provided along the north eastern boundary of the site to provide a natural buffer between any development and this protected area. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. The Local Wildlife Site also extends across the railway line and is largely encompassed by the Upper Crouch Special Landscape Area.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH1 – Commentary	Score	
	<p>There is part of a Local Wildlife Site/Ancient Woodland which bounds the north eastern corner of the site (R8. Hockleyhall/Crabtree Woods) which would need to be considered with any development. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. A public open space buffer may mitigate potential impacts on species diversity. Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site.</p> <p>This option may increase the recreational pressure on the species present in the Local Wildlife Site/Ancient Woodlands in the north eastern corner of the site and thus may have some impact on this designated area. This will need to be carefully considered with any development. Nevertheless public open space will be provided within this general location itself and so this may reduce recreational pressure on the existing Local Wildlife Site. It may also provide opportunities for new habitat creation and could facilitate species movement.</p>		
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.</p>	+	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). This option would have a greater negative impact on the open, rural nature of the area, than alternatives such as SER3, WH2 and WH5 which encompass previously developed land along Folly Lane. This option would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but would unnecessarily encroach into the Green Belt.</p> <p>This option would not reduce the amount of derelict, degraded and underused land, compared to SER3 WH2 and WH5 which encompass an area of previously developed land along Folly Chase. This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements.</p> <p>Only SER3 proposes a site above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by residential development to the south, woodland to the west and north east and the train line to the north. It is likely that this option would be able to provide a defensible Green Belt boundary.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH1 – Commentary	Score
	<p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location. This option is also in proximity to the Upper Crouch Special Landscape Area which is located to the north of the railway line.</p>	
<p><b>9. Climate Change and Energy</b></p>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p>	<p>+</p>
<p><b>10. Water</b></p>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<p>+</p>
<p><b>11. Land and Soil</b></p>	<p>This option is situated on greenfield land.</p> <p>This option has a greater area than three of the four other options for this general location, which would result in lower density development and a less efficient use of land.</p> <p>This site is on grade 3 agricultural land. Whilst there would be a small loss of agricultural land, this option is grade 3 and thus its development would not lead to a loss of the highest quality agricultural land.</p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH1 – Commentary	Score
<b>12. Air Quality</b>	<p>Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.</p> <p>There are no AQMAs in proximity to this site.</p>	+
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p> <p>The site can support homes which comply with the Code for Sustainable Homes.</p>	+

### Option WH2 – West Hockley

SA Objective	Option WH2 – Commentary	Score		
<b>1. Balanced Communities</b>	<p>The site is situated largely enclosed by existing residential development (although much of this is not designated as such) and there are established facilities nearby including a school and community centre.</p> <p>This option proposes the redevelopment of an existing employment use which is enclosed by residential development (although much of this is not designated as such), and would ensure the regeneration and enhancement of existing communities.</p> <p>There are a range of local facilities in proximity to this site, including a school and community centre to the east. These are not, however, directly accessible from Folly Lane or the site itself and this option is further to the west away from these facilities than WH1, WH3 and WH4. Local leisure facilities such as Hockley tennis club, Hockley golf range and Hockley Woods are located in close proximity to the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site.</p> <p>There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space.</p>	<table border="1"> <tr> <td>+</td> <td>-</td> </tr> </table>	+	-
+	-			

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH2 – Commentary	Score	
<b>2. Healthy &amp; Safe Communities</b>	<p>Development of this previously developed site would relate well to the existing residential development. This option does not extend as far west as WH5 but this would ensure the effective use of land as required by the NPPF.</p> <p>The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. This option is similar to SER3 in that it is well related to the existing residential development and would promote community cohesion and a healthy, safe and sustainable environment as opposed to WH1, WH3 or WH4, which are not so well related.</p> <p>Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans route.</p>	+	-
<b>3. Housing</b>	<p>Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.</p> <p>This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	+	-
<b>4. Economy &amp; Employment</b>	<p>Local services which meet the needs of the entire community are situated to the south east in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.</p> <p>This option proposes the redevelopment of an existing employment use, which would lead to the loss of employment in the locality, but not a loss of employment land in the District, because it is not designated as such. This development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific and an increase in population would also boost the local economy.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH2 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>This option is situated further to the west than WH1, WH3 and WH4. There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in close proximity to a proposed Sustrans cycle route, an existing bus route along High Road/Aldermans Hill and Greenway 16 to the south, which has the potential to connect to Southend.</p> <p>The existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proximity of the site to the proposed Sustrans cycle route and Greenway 16 may also encourage walking and cycling.</p> <p>There is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There are several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre.</p> <p>The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford. This relationship may therefore not reduce out-commuting.</p>	<p><b>+</b></p>	
<p><b>6. Biodiversity</b></p>	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. It is noted, however, that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p> <p>This site is previously developed land, however, it is currently in use and so is unlikely to have any ecological value. There is a lagoon directly to the north of the site and a pond further to the north west, which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against. A public open space buffer may mitigate potential impacts on species diversity.</p> <p>Unlike most of the other options for the west of Hockley, the site is not situated in immediate proximity to any areas designated for their ecological importance.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on previously developed land.</p>	<p><b>0</b></p>	<p><b>-</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH2 – Commentary	Score	
	This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.		
<b>7. Cultural Heritage</b>	This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.	<b>+</b>	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>The existing land use (a nursery) is considered to be an inappropriate use on the urban fringe. Reallocating this site for residential development would therefore contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe.</p> <p>This option is previously developed land, and as opposed to WH1, WH3 and WH4, it may reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. Of the sites proposed for this general location only SER3 proposes a site above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by residential development to the west, east and south (although much of this is not designated as such and the site primarily bounds extensive garden areas). It is likely that this option would be able to provide a defensible Green Belt boundary.</p> <p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location. Design principles to enhance townscape character will be managed through the development management process.</p>	<b>+</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH2 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>On site renewable or low carbon energy technologies may be provided. The site is not within an area at risk of flooding.</p>	+	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	
<b>11. Land and Soil</b>	<p>The site is located on a mix of greenfield land and brownfield land. The option would utilise previously developed land which is bounded by existing residential development to the south, east and west (although much of this is not designated as such). The redevelopment of this site as opposed to WH1, WH3 and WH4 would therefore preserve the openness and character of agricultural Green Belt land in the locality as well as provide an additional area of public open space. This site performs similarly to SER3 which also utilises previously developed land.</p> <p>This option is previously developed land.</p> <p>Development of this site would ensure that agricultural land in the locality is protected.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH2 – Commentary	Score	
<b>12. Air Quality</b>	<p>There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	There may be some constraints as the site is previously developed land, however, sustainable design and construction should still be viable and could be incorporated into the development.	+	-

### Option WH3

SA Objective	Option WH3 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The site is situated to the north of existing residential development and there are established facilities nearby including a school and community centre.</p> <p>This option, however, would create an allocation of new residential development separate from the main settlement situated to the south, and would therefore not ensure the regeneration and enhancement of existing communities. If this site was to be brought forward, however, then the area between the south of the site and the north of Folly Chase should be designated existing residential development.</p> <p>There are a range of local facilities in proximity to this site, including a school and community centre to the east (although these are not directly accessible from Folly Lane or the site itself), as well as Hockley tennis club, Hockley golf range and Hockley Woods which are located to the south of the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space.</p> <p>A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road/Aldermans Hill. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH3 – Commentary	Score	
	<p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. The location of this option, however, may not promote a sustainable community and a healthy and safe environment as opposed to SER3, WH2 or WH5 which are well related to the existing residential development.</p> <p>Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans cycle route.</p>	+	-
<p><b>3. Housing</b></p>	<p>Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.</p> <p>This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.</p> <p>All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. Nevertheless there is a primary school and community centre to the east of the site, a large public open space (Hockley Woods) and leisure facilities in proximity to the site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH3 – Commentary	Score	
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the west of the centre of Hockley.</p> <p>This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.</p> <p>This option is not situated within the centre of Hockley but is on the urban fringe to the west. This option would not lead to the loss of employment land, and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+	
<b>5. Accessibility</b>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Aldermans Hill/High Road to the south of the site as well as a proposed Sustrans route and Greenway 16 to the south of the site, which has the potential to connect to Southend.</p> <p>There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling. The site may be able to link to Folly Chase, although a road outside of the allocated area may be required. There is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.</p> <p>This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH3 – Commentary	Score	
	<p>There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling.</p> <p>The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford. This relationship may therefore not reduce out-commuting.</p>		
<b>6. Biodiversity</b>	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. There is, however, part of a Local Wildlife Site to the north east of the site. Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. The Local Wildlife Site also extends across the railway line and is largely encompassed by the Upper Crouch Special Landscape Area.</p> <p>Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p> <p>There is a pond to the south of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against. In addition any development at this location would have to be carefully managed to avoid harm to the Local Wildlife Site to the north east of the site (R8. Hockleyhall/Crabtree Woods). Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	-
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH3 – Commentary	Score	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). This option would have a greater negative impact on the open, rural nature of the area, than alternatives such as WH2 and WH5 which encompass previously developed land along Folly Lane. This option would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but would unnecessarily encroach into the Green Belt.</p> <p>This option would not reduce the amount of derelict, degraded and underused land, compared to WH2 and WH5 which encompass an area of previously developed land along Folly Chase.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements.</p> <p>Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by residential development and employment use to the south and so would be less able to provide a robust and defensible Green Belt boundary compared to the previous options for west Hockley (SER3, WH1 and WH2).</p> <p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location. This option is also in proximity to the Upper Crouch Special Landscape Area which is located to the north of the railway line.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area at risk of flooding.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH3 – Commentary	Score	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>The site is smaller in size than the other four options for this general location. The development would have a greater density than these other options and would therefore ensure the efficient use of land.</p> <p>This site is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>Whilst there would be a small loss of agricultural land, this option is grade 3 and thus its development would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	

Option WH4

SA Objective	Option WH4 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space and play space facilities to meet ongoing and future needs. The site is situated to the north of existing residential development and there are established facilities nearby including a school and community centre.</p> <p>The site is bounded by a nursery, a Local Wildlife Site (R9. Folly Wood) and a primary school playing field. It is also adjacent to a small amount of residential development to the south west corner (these are garden areas only), but it may not therefore ensure the regeneration and enhancement of existing communities. This site presents accessibility issues. If this site was to be brought forward then access would have to be provided through the Local Wildlife Site (which is undesirable), through the nursery site to the west to connect with Folly Chase, or encroach further into the Green Belt to connect to Folly Chase from the north.</p> <p>There are a range of local facilities in proximity to this site, including a school and community centre, Hockley tennis club, Hockley golf range and Hockley Woods. However, compared to the other options for this general location, these facilities are much less accessible. Furthermore the centre of Hockley itself with its associated services and facilities is situated to the east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre, although these routes will be less accessible from this site. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space. Given the accessibility issues presented by this option, it may not therefore ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities although these are likely to be less accessible from this site as opposed to the other options for this general location. Essential services may therefore be less accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and potential opportunities to improve access to public transport provision and local services, although this option in itself presents greater accessibility issues as opposed to the other options for the west of Hockley.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH4 – Commentary	Score	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. The location of this option, however, may not promote a sustainable community and a healthy and safe environment as opposed to WH2 or WH5 which are well related to the existing residential development and have good access to the existing highway network. Nonetheless design of the development will be determined through the development management process.</p> <p>Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which would be less accessible to the site as opposed to the other options. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>The proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend and the proposed Sustrans route would be less accessible from this site as opposed to the other options.</p> <p>The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.</p> <p>The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.</p>	+	-
<p><b>3. Housing</b></p>	<p>Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.</p> <p>This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.</p> <p>All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. This option in particular presents accessibility issues. A primary school and community centre to the east of the site, a large area of public open space (Hockley Woods) and leisure facilities would be less accessible from this site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located, which may be less accessible.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH4 – Commentary	Score	
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is situated to the west of the centre of Hockley.</p> <p>This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby although these may be less accessible from this option as opposed to other options for this general location.</p> <p>This option is not situated within the centre of Hockley but is on the urban fringe to the west.</p> <p>This option would not lead to the loss of employment land, and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+	
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Aldermans Hill/High Road to the south of the site, although as previously noted, this option would present more access issues than the other four options.</p> <p>There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proposed Sustrans route and Greenway 16 have the potential to encourage walking and cycling, although they may be less accessible from this site. The site, however, presents accessibility issues and if it was to be brought forward then access would have to be provided through the Local Wildlife Site (which is undesirable), through the nursery site to the west to connect with Folly Chase, or encroach further into the Green Belt to connect to Folly Chase from the north. Such options for accessing this site would have a negative impact on the integrity of the Green Belt, result in the severance of a Local Wildlife Site or encroach on an employment use, and may consequently have wider accessibility and traffic implications. There is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area public open space in proximity to the site, and there are established facilities nearby including a school and a community centre although due to the location of this site, these are likely to be less accessible from this site as opposed to the other options for this general location. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively).</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH4 – Commentary	Score	
	<p>Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which has the potential to ensure access for those without private transport, although again these may be less accessible from this site as opposed to the other options, and may therefore contribute less to reducing social exclusion.</p> <p>The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre, although these are likely to be less accessible from this site as opposed to the other options. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged if the access issues are overcome.</p> <p>This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west.</p> <p>There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This may enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley, if the access issues can be overcome. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling if appropriate links to the existing highway network could be established.</p> <p>The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford. This relationship may therefore not reduce out-commuting.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>		
6. Biodiversity	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. This option is bounded by a Local Wildlife Site to the south (R9. Folly Wood) and is in proximity to other Local Wildlife Sites - R11. Bett's Wood to the east and R8. Hockleyhall/Crabtree Woods further to the north west. Any development at this location would have to be carefully managed to avoid harm to these Local Wildlife Sites. An area of public open space may be provided along the southern boundary of the site to provide a natural buffer between any development and this protected area (R9. Folly Wood). Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p>	+	



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH4 – Commentary	Score
	<p>Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p> <p>This site is bounded by a Local Wildlife Site to the south (R9. Folly Wood) and is in proximity to other Local Wildlife Sites - R11. Bett's Wood to the east and R8.</p> <p>Hockleyhall/Crabtree Woods further to the north west. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. This option may increase the recreational pressure on the species present there and thus may have some impact on this designated area. This will need to be carefully considered with any development. Nevertheless public open space will be provided within this general location itself and so this may reduce recreational pressure on the existing Local Wildlife Site. It may also provide opportunities for new habitat creation and could facilitate species movement. There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.</p>	<b>+</b>
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). This option would have a greater negative impact on the open, rural nature of the area, than alternatives such as WH2 and WH5 which encompass previously developed land along Folly Lane. This option would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but would unnecessarily encroach into the Green Belt.</p>	<b>+</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH4 – Commentary	Score
	<p>This option would not reduce the amount of derelict, degraded and underused land, compared to WH2 and WH5 which encompass an area of previously developed land along Folly Chase.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. None of the options for the west of Hockley propose potential options above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by a nursery, a Local Wildlife Site (R9. Folly Wood) and a primary school playing field. It is also adjacent to a small amount of residential development to the south west corner (these are garden areas only) and so would be able to provide a robust and defensible Green Belt boundary.</p> <p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>The site is not within an area at risk of flooding.</p>	+
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH4 – Commentary	Score	
	<p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>		
<b>11. Land and Soil</b>	<p>This site is located on greenfield land.</p> <p>The site is the third smallest of the five options for this general location. The development would therefore be more dense than WH1 and WH5 and would ensure a more efficient use of land.</p> <p>This site is on grade 3 agricultural land.</p> <p>Whilst there would be a small loss of agricultural land, as stated, it is grade 3 and thus its development would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport, although these are likely to be less accessible from this site as opposed to the other options for this general location. There are limited opportunities to reduce the need to travel to these local services in this locality, the provision of public transport may have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	

Option WH5

SA Objective	Option WH5 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space and play space facilities. The site is largely enclosed by existing residential development to the south and Church Road to the west, and there are established facilities nearby including a school and community centre.</p> <p>This option proposes the redevelopment of an existing employment use which is previously developed land, but it extends further west than WH2 to encompass residential development (including existing dwellings and garden areas). Gardens areas are not considered to be previously developed land according to the NPPF. It would not promote the regeneration and enhancement of existing communities.</p> <p>There are a range of local facilities in proximity to this site, including a school and community centre to the east. These are not, however, directly accessible from Folly Lane or the site itself and this option is further to the west away from these facilities than WH1, WH3 and WH4. Local leisure facilities such as Hockley tennis club, Hockley golf range and Hockley Woods are located in close proximity to the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road/Aldermans Hill. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and opportunities to improve access to public transport provision and local services.</p>	<p><b>+</b></p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>Development at this previously developed site would adjoin the existing residential development, although this option extends further west than WH2 and encompasses several existing dwellings and garden areas (which are not classified as previously developed land in the NPPF). The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. This option is well related to the existing residential development and would promote community cohesion and a healthy, safe and sustainable environment as opposed to WH1, WH3 or WH4, which are not so well related. Design of the development will be determined through the development management process.</p>	<p><b>++</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH5 – Commentary	Score	
	<p>Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans route.</p>		
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing. This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. Nevertheless there is a primary school and community centre to the east of the site, a large area of public open space (Hockley Woods) and leisure facilities in proximity to the site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	<p><b>+</b> <b>+</b></p>	<p><b>-</b></p>
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is situated to the west of the centre of Hockley.</p> <p>This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.</p> <p>This option is not situated within the centre of Hockley but is on the urban fringe to the west.</p> <p>This option proposes the redevelopment of an existing employment use, which would lead to the loss of employment in the locality, but not a loss of employment land in the District, because it is not designated as such. This development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific and an increase in population would also boost the local economy.</p>	<p><b>+</b></p>	<p><b>-</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH5 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>This option is similar to SER3 and is situated further to the west than WH1, WH3 and WH4. There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in close proximity to a proposed Sustrans route, an existing bus route along High Road/Aldermans Hill and Greenway 16 to the south, which has the potential to connect to Southend.</p> <p>There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling. The site can link to Folly Lane and the wider highway network, and there is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.</p> <p>This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west.</p> <p>There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling. The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford. This relationship may therefore not reduce out-commuting.</p>	<p>++</p>	<p>-</p>
<p><b>6. Biodiversity</b></p>	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. It is noted, however, that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH5 – Commentary	Score
	<p>Much of this site is previously developed land, however, it is currently in use and so is unlikely to have any ecological value. There is a lagoon directly to the north of the site and a pond further to the north west, which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against. A public open space buffer may mitigate potential impacts on species diversity. Some of this site also encompasses garden areas which have the potential to have ecological value. This would need to be considered if this option is taken forward.</p> <p>Unlike most of the other options for the west of Hockley, the site is not situated in immediate proximity to any areas designated for their ecological importance.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on previously developed land.</p> <p>This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.</p>	<b>+</b>
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.</p> <p>The existing land use (a nursery) is considered to be an inappropriate use on the urban fringe. Reallocating this site for residential development would therefore contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe.</p> <p>This option is previously developed land, and as opposed to WH1, WH3 and WH4, it may reduce the amount of derelict, degraded and underused land. This option also encompasses residential development to the west, which as opposed to WH2 would not ensure the efficient use of land in this location.</p>	<b>+</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH5 – Commentary	Score
	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. It is important that a defensible boundary can be maintained. The site is bounded by residential development to the south, Church Road and gardens areas to the west and tree belts to the east. It is likely that this option would be able to provide a defensible Green Belt boundary.</p> <p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>	
<p><b>9. Climate Change and Energy</b></p>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>The site is not within an area at risk of flooding.</p>	<p><b>+</b></p>
<p><b>10. Water</b></p>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs).</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<p><b>+</b></p>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WH5 – Commentary	Score	
<b>11. Land and Soil</b>	<p>This option would utilise previously developed land, but given the dwelling requirements for this location, the inclusion of existing residential development (and residential dwelling in the Green Belt) to the west, this would not ensure the efficient use of previously developed land and would not preserve the openness of Green Belt land in the locality.</p> <p>This is the second largest of the six options for this general location. The development would be less dense than the other options and would therefore not ensure the efficient and effective use of land.</p> <p>This option is previously developed land.</p> <p>Development of this site would ensure that agricultural land in the locality is protected.</p>	+	-
<b>12. Air Quality</b>	<p>There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>There may be some constraints as the site is previously developed land, however, sustainable design and construction should still be viable and could be incorporated into the development.</p>	+	

### Option ALT4

SA Objective	Option ALT4 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>There are a range of local facilities in proximity to this site, including a school and community centre, Hockley tennis club, Hockley golf range and Hockley Woods. However, compared to the other options for this general location, these facilities are much less accessible. Furthermore the centre of Hockley itself with its associated services and facilities is situated to the east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre, although these routes will be less accessible from this site. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space. Given the accessibility issues presented by this option, it may not therefore ensure equal opportunities and that all sections of the community are catered for.</p>	++	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT4 – Commentary	Score
	<p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities although these are likely to be less accessible from this site as opposed to the other options for this general location. Essential services may therefore be less accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and potential opportunities to improve access to public transport provision and local services, although this option in itself presents greater accessibility issues as opposed to the other options for the west of Hockley.</p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre.</p> <p>Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which would be less accessible to the site as opposed to the other options. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>The proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend and the proposed Sustrans route would be less accessible from this site as opposed to the other options.</p>	<p><b>++</b></p>
<p><b>3. Housing</b></p>	<p>Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.</p> <p>This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.</p> <p>All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. This option in particular presents accessibility issues. A primary school and community centre to the east of the site, a large area of public open space (Hockley Woods) and leisure facilities would be less accessible from this site.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT4 – Commentary	Score	
	<p>There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located, which may be less accessible.</p> <p>The Core Strategy Submission Sustainability Appraisal, however, notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>		
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the west of the centre of Hockley.</p> <p>Most of the employment in the area is located in the centre of Hockley which will require people to travel. There are bus services running to the centre of Hockley and the site is related to public pedestrian and cycle routes as well as a proposed Sustrans cycle route.</p> <p>The development of the site would not result in a loss of employment land.</p>	<b>+</b>	
<b>5. Accessibility</b>	<p>The centre of Hockley is situated to the east of this site providing a range of local services including jobs, shopping and health facilities. Although the centre of Hockley and train station etc. are less accessible from this general location and the location of this site may not reduce the need to travel., as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives. There is also an existing bus route along High Road/Aldermans Hill, which has the potential to ensure access for those without private transport to these local services. These factors would contribute to reducing social exclusion. There is potential to improve public transport links in the locality.</p> <p>There are several leisure facilities and a large area public open space in proximity to the site, and there are established facilities nearby including a school and a community centre which would be accessible from this site.</p> <p>The proposed Sustrans route and Greenway 16 have the potential to encourage walking and cycling, and would be accessible from this site. There may be opportunities to incorporate green infrastructure links into the development.</p>	<b>+</b>	<b>-</b>
<b>6. Biodiversity</b>	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes.</p> <p>However, this site is bounded by a Local Wildlife Site to the south (R9. Folly Wood) and is in proximity to other Local Wildlife Sites - R11. Bett's Wood to the east and R8. Hockleyhall/Crabtree Woods further to the north west. Any development at this location would have to be carefully managed to avoid harm to these Local Wildlife Sites. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. Potential disturbance or habitat loss would need to be mitigated against.</p>	<b>-</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT4 – Commentary	Score	
	<p>An area of public open space to the south/south east of this site may help mitigate any potential impact of development coming forward at this site. It also has the potential to facilitate species movement and colonisation, and for new habitat creation in this area.</p> <p>This general location is in proximity to the Upper Roach Valley Special Landscape Area (encompassing Hockley Woods) situated to the south of this site. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland). The recreational pressure on this area may increase with any development coming forward in this location.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This site is situated on greenfield land (including the school playing field).</p>		
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development coming forward at this site. There are no Listed Buildings in proximity to the site.</p>	<b>+</b>	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space would be allocated within any development coming forward at this site, which would provide accessible green space in this area. Play space would also be provided. This site, however, encompasses the school playing field which would need to be relocated as part of any development coming forward on this site.</p> <p>This site is situated on grade 3 agricultural land (SEA Baseline Information Profile). This site would have a negative impact on the open, rural nature of the area, and would not make effective use of previously developed land in the locality situated on the urban fringe further to the west of this site (unlike alternatives WH2 and WH5). This area of previously developed land was identified in the Allocations DPD: Discussion and Consultation Document. This site would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but would unnecessarily encroach into the open Green Belt in this respect.</p> <p>This site is situated on greenfield land (including the school playing field).</p>	<b>+</b>	<b>-/-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT4 – Commentary	Score	
	<p>This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements.</p> <p>The identified site area is not greater than 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by a nursery to the west, a Local Wildlife Site (R9. Folly Wood) to the south, a primary school to the east and a road to the south east (Chevening Gardens). It is also adjacent to a small amount of residential development to the south west corner (these are garden areas only) and to the south east, and has the potential to provide a robust and defensible Green Belt boundary. However, there is an area to the west of this site containing large agricultural-type buildings which would remain Green Belt, which would impact on the defensibility of the Green Belt boundary.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area at risk of flooding.</p>	+	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of such measures.</p> <p>It is likely that there is capacity at the existing Waste Water Treatment Works to accommodate potential development on this site. However, there may need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact, however, it is uncertain whether the size of the site would have an impact on the viability of such measures.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water. However, it is uncertain whether the size of the site would have an impact on the viability of such measures.</p> <p>Public open space would be provided within any development coming forward at this site, and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT4 – Commentary	Score	
<b>11. Land and Soil</b>	<p>This site is situated on greenfield land (including the school playing field).</p> <p>This site is not situated within a town centre.</p> <p>The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile) and school playing fields.</p> <p>Greenfield land is not thought to be contaminated.</p> <p>Whilst there would be a small loss of agricultural land, as stated, it is grade 3 and thus its development would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport, which would be accessible from this site. There are limited opportunities to reduce the need to travel to these local services in this locality, although the provision of public transport may have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction would be viable and could also be incorporated into any development coming forward on this site.</p>	+	

## South Hawkwell

### Policy SER4

SA Objective	Policy SER4 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>SER4 is similar to SH2 with the addition of an area of land to the west of Thorpe Road.</p> <p>All dwellings should comply with the Lifetime Homes Standard.</p> <p>This option is well related to the existing residential development, and would therefore promote community cohesion, as opposed to some of the other options for this location (such as SH3 and SH4).</p> <p>If the site is to be developed, a number of general improvements will be required. Highways, cycle and pedestrian networks will need to be improved in order to support residents and to ensure integration with other areas.</p> <p>Consideration will have to be given to the mature trees located on the site. Some of these trees are under a Woodland Tree Preservation Order and must be retained and incorporated into the design of any development. Green areas and hedges should be used along with garden areas to create a green buffer around the site.</p> <p>The site will need to include some form of recreation or play spaces if it is to be developed.</p> <p>The site is well related to local facilities including a leisure centre and public open space in the form of Spencer's Park to the north and east of the site. There is also a nearby primary school and village hall in addition to shops along Main Road.</p> <p>Rectory Road benefits from a good bus service, servicing Hockley and Rochford. SER4 should be integrated into this existing transport network.</p>	<p><b>+</b></p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The north east corner of the site is at risk of flooding and should be left primarily free of development. This area could serve the site as an area of public open space in accordance with national policy.</p> <p>SUDs should be included on the site to provide water attenuation.</p> <p>Research has shown that there is a high pressure gas pipe line on the site. This should be relocated prior to the sites development.</p> <p>The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER4 – Commentary	Score	
	<p>The site is close to the existing residential development in Hawkwell and will promote community cohesion. Sites SH3 and SH4 are more dispersed and in addition to creating a less sustainable Green Belt boundary will have less of a positive impact on community cohesion.</p>		
<p><b>3. Housing</b></p>	<p>SER4 can accommodate housing which complies with the Lifetime Homes Standard as well as with the Code for Sustainable Homes.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p> <p>SER4 can accommodate all of the required housing within the same defined site whereas options such as SH3 and SH4 also require land to be released for development to the south of Rectory Road and to the east of Thorpe Road respectively.</p> <p>The site has the capacity to provide a range of housing types and tenure.</p> <p>The site can support a mixed use development which will ensure that disparities in the local community are reduced. A range of housing tenure and affordability will support the long term balanced growth of the area.</p>	<p><b>++</b></p>	
<p><b>4. Economy &amp; Employment</b></p>	<p>The site is situated close to the shops and services on Main Road.</p> <p>It is supported by a bus link to the centre of Hockley where there are additional employment and retail opportunities. Hockley train station can also be accessed from this location, which provides a sustainable means of transport to other retail and employment sites in and out of the District.</p> <p>The scale of the development will mean that there will be an increased demand for retail services in the area.</p> <p>The current employment use of the site will be lost if the site is developed. However the site is not currently designated as employment land so the supply of employment land in the district would not be lost.</p>	<p><b>++</b></p>	<p><b>-</b></p>
<p><b>5. Accessibility</b></p>	<p>SER4 can accommodate all of the required housing within the same defined site whereas options such as SH3 and SH4 also require land to be released for development to the south of Rectory Road and to the east of Thorpe Road respectively. This is likely to have a greater impact on the area in terms of the need to improve transport infrastructure. A greater number of access and egress routes into and out of the sites would also be included if disparate sites were encouraged.</p> <p>SH1 and SH2 can also accommodate all of the required housing within the same site rather than requiring the use of more segregated developments.</p>	<p><b>+</b></p>	



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER4 – Commentary	Score	
	<p>SER4 benefits from a bus route, serving Rectory Road and Main Road. It is also near to a proposed Sustrans cycle route. Greenway 16 is located to the west of the site.</p> <p>Improvements to access/ egress points along Rectory Road, Thorpe Road and Clements Hall Way should all be considered. It is important that a Transport Impact Assessment be carried out in order to assess the impact that developing the site will generate.</p> <p>The site benefits from a range of local shops and services which are easily accessible by cycling, walking or public transport.</p> <p>The site should be designed with a focus towards minimising the need for large scale transport in order to reach community facilities and services.</p>		
<b>6. Biodiversity</b>	<p>The site covers an area of natural and semi natural habitat. This must be taken into account at the planning application stage.</p> <p>The site is situated close to the Potash Wood Local Wildlife Site on Hall Road. SER4 will have less of an impact on the Wildlife Site than SH3 and SH4 which extend further south.</p> <p>Any development in this general location is likely to create additional recreational pressure on Hockley Woods.</p> <p>Following an Ecological Survey it was found that the site provides habitat for a number of protected species. As such any development on the site should ensure that habitat connectivity is retained. Hedgerows and mature trees should be retained provide retention of some habitat.</p>	+ +	-
<b>7. Cultural Heritage</b>	<p>This general location is located in Historic Environment Character Zone 30. There may be some surviving historic deposits in the site. Due to extensive activity on the site however, the quality of deposits is likely to be compromised.</p> <p>There are two Listed Buildings in close proximity to the site. The Old Rectory and Potash Cottage. The visual impact on these sites should be considered in conjunction with any development.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>The paddocks along Rectory Road should be retained as open space along with hedgerows and mature trees. This will ensure that the character of the site is not adversely affected by the development. In addition these green buffers will ensure that a strong Green Belt boundary is maintained.</p> <p>SER4 can support an integrated extension to the existing community and a defined Green Belt boundary as opposed to a cluster of more poorly related sub settlements, which would be located away from the existing settlement leading to greater urban sprawl and a less sustainable Green Belt Boundary.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER4 – Commentary	Score	
<p><b>9. Climate Change and Energy</b></p>	<p>Compliance with the code for sustainable homes standard will be required. Where possible a minimum of</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided. 10% of energy should be generated on site by renewable and low carbon means.</p> <p>Consideration will need to be given to the north east corner of the site because there is a risk of flooding. Water attenuation measures such as SUDs will need to be incorporated in the development.</p>	+	
<p><b>10. Water</b></p>	<p>There is a watercourse running along the northern boundary of the site and the site is in an area of zone 2 flood risk in the north east with a smaller area of flood zone 3.</p> <p>There is a strong need to increase the capacity of the site to deal with the risk of flooding. SUDs should be included in the site to attenuate surface water runoff.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this site has the capacity to incorporate SUDs to help mitigate any impact.</p> <p>There is an area at risk of flooding to the north east corner of the site, which is predominantly flood zone 2 with a smaller area of flood zone 3. This area should accommodate public open space or a landscaped area (water-compatible development) as opposed to residential development to reduce the risk. There is also a stream running along the northern boundary of the site which would need to be considered with any development.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER4 – Commentary	Score	
<b>11. Land and Soil</b>	<p>This option encompasses nursery sites (although these are not previously developed land), paddocks and a wooded area, which is enclosed by roads, tracks, and residential development. It is embedded within existing residential development. This option does not make efficient use of non-agricultural land within this general location due to the omission of the nursery site to the west of Thorpe Road.. This option is situated on greenfield Green Belt land.</p> <p>This option is grade 3 agricultural land. Development of this site would ensure that the best and most versatile agricultural land is protected.</p> <p>A contaminated land study will be required for the site to ascertain if the current use of the site has contaminated the land.</p>	+	
<b>12. Air Quality</b>	<p>There are no AQMAs in this area.</p> <p>The site is reasonably well serviced by public transport and there are several opportunities to enhance pedestrian and cycle routes and other green forms of travel. Collectively these will all have a positive impact on air quality.</p>	+	
<b>13. Sustainable Design and Construction</b>	Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.	-	+

### Option SH1

SA Objective	Option SH1 – Commentary	Score	
<b>1. Balanced Communities</b>	The site is bounded by roads to the east and south, road/tracks to the west and north (where there is existing public open space), residential development to the south west (although it is not designated as such), and residential dwellings buffered by trees to the north west. As such there is existing residential development surrounding the site, and there is employment land to the west along Main Road, which was allocated in the Replacement Local Plan 2006 for residential development. If this employment site comes forward then the land to the east of Thorpe Road and the site may be allocated for residential development to ensure cohesive development of this site to enable the regeneration and enhancement of existing communities. If, however, it does not come forward then the land to the east of Thorpe Road would provide a buffer between the residential development in this option and the employment land to the west. Further to this, the existing dwellings to the south west of the site may need to be allocated as residential development to ensure equal opportunities for all sections of the community.	+	?

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH1 – Commentary	Score	
	<p>There are a range of local facilities in proximity to this site, including a leisure centre and public open space (Spencer's Park) to the north east and north of the site, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. This option may therefore ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the</p> <p>neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This option is well related to the existing residential development, and would therefore promote community cohesion, as opposed to some of the other options for this location (such as SH3 and SH4). Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north/north east of this site. These facilities would be accessible and may improve health and reduce health inequalities.</p> <p>The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This site has the potential to connect to the proposed Sustrans cycle route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.</p>	+	-
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH1 – Commentary	Score	
<p><b>4. Economy &amp; Employment</b></p>	<p>Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.</p> <p>Clements Hall Leisure Centre and an area of public open space are situated in close proximity to the site. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.</p> <p>This option is not situated within the nearest district centre of Hockley.</p> <p>This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	<p><b>++</b></p>	<p><b>-</b></p>
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of the site, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.</p> <p>There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to the site and can connect this general location to the range of local services along Main Road to the north west of the site, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of the site is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road and Thorpe Road, which could provide access both to Hall Road and Main Road. The site therefore has good highways access.</p> <p>The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of the site along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs; however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses.</p>	<p><b>+</b></p>	<p><b>-</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH1 – Commentary	Score	
	<p>There are a range of local services in proximity to this site which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to the site.</p> <p>This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There is an existing bus route to the south of the site along Rectory Road and Main Road which connects to the centre of Hockley to the west and Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the Hawkwell. The existing bus route also connects to the wide range of services within Hockley to the west and Rochford to the east. The proximity of the site to the proposed Sustrans route may also encourage walking and cycling.</p> <p>The south of Hawkwell has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>		
<b>6. Biodiversity</b>	<p>This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. It is also in proximity to a Local Wildlife Site (R22.Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have less of an impact on this natural/semi natural habitat as opposed to SH3 and SH4 and SER4 which extend further to the south towards this area. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of the site. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p> <p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species – the common lizard, grass snake and adder. Great crested newts (which are both UK</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH1 – Commentary	Score	
	<p>and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, hedgehog, fox, muntjac deer and doormouse populations for example. Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is centrally located within this option. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site.</p> <p>There is a stream along the northern boundary of the wooded area and a small ditch within it. Any development of this option would have an impact on biodiversity within this locality. Overall it provides an important habitat for many species, although there are some areas which have lower ecological value. Due to the range of diverse species on this site it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout the site should be retained as far as practicable with any development. This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road. The impact of any development on local biodiversity needs to be considered and it is imperative to ensure habitat connectivity. This option encompasses more of the wooded area than any of the other options, rather than encompassing the lower ecologically valuable site to the west of Thorpe Road. As such, development would result in a greater loss of biodiversity in the locality, than the other options for this general location.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance, although development in this location has the potential to increase recreational pressure on these, such as Hockley Woods.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>It is likely that this option would have a greater impact on the existing habitat in this location than SH2 as it encompasses the majority of the wooded area, which would have a negative impact on species movement and colonisation, particularly given the pressures of climate change on biodiversity and its distribution. However, this option is adjacent to existing public open space and there is potential to retain existing hedgerows and trees to ensure habitat connectivity and facilitate species movement and colonisation.</p>		

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH1 – Commentary	Score
<b>7. Cultural Heritage</b>	<p>This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas; however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite the site and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.</p> <p>This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development.</p>	-
<b>8. Landscape &amp; Townscape</b>	<p>This site would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), thus preserving the openness of other Green Belt land in the locality as opposed to SH3 and SH4. It is more likely to promote community cohesion than some of the other options for this location.</p> <p>Although this site is not situated on previously developed land, it does encompass land which is utilised for employment. This option, however, does not utilise other existing land in the locality which is also used for employment as a nursery site at present, extending further to the north than SH2 to encompass more of the wooded area in the locality. This site would create an area of underused land between the site and the existing employment land along Main Road.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This site is embedded between existing residential development with roads to the west, south and east and public open space to the north, therefore it can ensure that a robust and defensible Green Belt boundary could be maintained in this locality.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>	+
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH1 – Commentary	Score	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this site has the capacity to incorporate</p> <p>SUDs to help mitigate any impact. There is an area at risk of flooding to the north east corner of the site, which is predominantly flood zone 2 with a smaller area of flood zone 3. This area should accommodate public open space or a landscaped area (water-compatible development) as opposed to residential development to reduce the risk. There is also a stream running along the northern boundary of the site which would need to be considered with any development.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	-
<b>11. Land and Soil</b>	<p>This option encompasses nursery sites (although these are not previously developed land), paddocks and a wooded area, which is enclosed by roads, tracks, and residential development. It is embedded within existing residential development. This option does not make efficient use of non-agricultural land within this general location due to the omission of the nursery site to the west of Thorpe Road (although it is not classified as previously developed land in accordance with the NPPF). This option is situated on greenfield Green Belt land.</p> <p>This option has the second lowest site area for this general location, which would result in higher density development and a more efficient use of land.</p> <p>The potential impact of development on soil quality is unknown. This option is grade 3 agricultural land (SEA Baseline Information Profile). It is uncertain whether some of the land, due to its current use, is contaminated. This would need to be considered with any development in this general location.</p> <p>Development of this site would ensure that the best and most versatile agricultural land is protected.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH1 – Commentary	Score	
<b>12. Air Quality</b>	<p>There are some local services located to the north east of the option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the site for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.</p> <p>There are no AQMAs in proximity to this option.</p>	+	
<b>13. Sustainable Design and Construction</b>	Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.	-	+

### Option SH2

SA Objective	Option SH2 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The scale of this development which would ensure the phasing of infrastructure with the capacity to provide the required play space facility to meet ongoing and future needs. This option identifies two sites within the locality of Rectory Road which are to the east and west of Thorpe Road.</p> <p>This option identifies two sites. The site to the east of Thorpe Road is bounded by roads to the east and south, road/track to the west, residential development to the south west (although it is not designated as such), and a wooded area to the north. The site to the west of Thorpe Road is bounded by existing residential to the north, road/track to the east, an existing employment land to the west and it extends across greenfield land to the south towards residential development along Main Road. As such there is existing residential development in close proximity to the site, and there is employment land to the west along Main Road, which was allocated in the Replacement Local Plan 2006 for residential development. If this employment site comes forward then its relationship with these options would ensure cohesive development to enable the regeneration and enhancement of existing communities. This option is well related to this employment site. If, however, it does not come forward then a buffer between the residential development in this option and the employment land to the west may be needed to mitigate any impact potential impact of the employment site on residential amenity. Further to this, the existing dwellings to the south west of the site may need to be allocated as residential development to ensure equal opportunities for all sections of the community.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH2 – Commentary	Score
	<p>There are a range of local facilities in proximity to this option, including a leisure centre and public open space (Spencer's Park) to the north east and north of the site, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Rectory Road and Main Road which runs to the centre of Hockley to the west and Rochford town centre to the east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population.</p> <p>This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This option is well related to the existing residential development, and would therefore promote community cohesion, as opposed to some of the other options for this location (such as SH3 and SH4). Design of the development will be determined through the development management process.</p> <p>Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north/north east of this option. These facilities would be accessible and may improve health and reduce health inequalities.</p> <p>The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This site has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.</p> <p>This site has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH2 – Commentary	Score	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>All of the options for Hawkwell are situated to the south/south east of local services along Main Road, and there is an existing bus route running along Rectory Road to the south of the site which provides sustainable access to key services situated in the neighbouring district centre of Hockley.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	<b>++</b>	
<b>4. Economy &amp; Employment</b>	<p>Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.</p> <p>Clements Hall Leisure Centre and an area of public open space are situated in close proximity to this option. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development, and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.</p> <p>This option is not situated within the nearest district centre of Hockley.</p> <p>This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an</p> <p>increase in population would also boost the local economy.</p>	<b>+</b>	<b>-</b>
<b>5. Accessibility</b>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of the option, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.</p> <p>There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to this option and can connect this general location to the range of local services along Main Road to the north west of the option, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH2 – Commentary	Score	
	<p>to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of this option is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road and Thorpe Road, which could provide access both to Hall Road and Main Road. The site therefore has good highways access. The Sustainability Appraisal for the Core Strategy also recognises that the general locations identified are considered to be the most sustainable locations given the alternatives.</p> <p>The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of this option along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs, however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses and would be well related to this option.</p> <p>London Southend Airport is situated to the south east of the option. This option may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.</p> <p>There are a range of local services in proximity to this option which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to the option.</p> <p>This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east.</p> <p>The proximity of the option to the proposed Sustrans route may also encourage walking and cycling.</p> <p>The south of Hawkwell has links with the neighbouring economic centre of Southend. This relationship may therefore not reduce out-commuting.</p>		

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH2 – Commentary	Score	
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. This option, however, as opposed to SH1 seeks to retain the wooded area to the north, and as such would have less of an impact on the natural/semi natural habitats in the locality. It is also in proximity to a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have less of an impact on this natural/semi natural habitat as opposed to SH3 and SH4 which extend further to the south towards this area. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special</p> <p>Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p> <p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species – the common lizard, grass snake and adder. Great crested newts (which are both UK and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, doormouse, fox, muntjac deer and hedgehog populations for example.</p> <p>Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option (half of which is incorporated into this option) is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is in general centrally</p> <p>located within the site to the east of Thorpe Road. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site. This option does not extend as far north as SH1 and as such it does not encompass much all of the wooded area or stream bounding this area. Any development of this option, however, would still have an impact on biodiversity within this locality. Overall it provides an important habitat for many species, although there are some areas which have lower ecological value.</p> <p>Due to the range of diverse species on this site it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout the site should be retained as far as practicable with any development.</p> <p>This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH2 – Commentary	Score	
	<p>The impact of any development on local biodiversity needs to be considered and it is imperative to ensure habitat connectivity. This option retains much of the wooded area and instead includes a nursery site to the west of Thorpe Road, which although still providing a local wildlife habitat, it is of lower ecological value than the wooded area. Nevertheless there are still ecologically important hedgerows and trees in this area which should be retained. As such, development would have some impact on biodiversity in the locality, although as this option seeks to retain the wooded area to the north, this is likely to be less than SH1 for example.</p> <p>This option is not located in immediate proximity to any areas designated for their ecological importance, although development in this location has the potential to increase recreational pressure on these, such as Hockley Woods. There is a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road, which may be impacted with any development and would need to be considered.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is situated to the south of existing public open space and there is potential to retain existing hedgerows and trees to ensure habitat connectivity and facilitate species movement and colonisation, particularly in relation to climate change pressures on biodiversity and its distribution. It is likely that this option would less of an impact on the existing habitat in this location than SH1 as it encompasses less of the wooded area.</p>		
<b>7. Cultural Heritage</b>	<p>This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas, however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite this option and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development. This site would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), thus preserving the openness of other Green Belt land in the locality as opposed to SH3 and SH4. It is more likely to promote community cohesion than some of the other options for this location.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH2 – Commentary	Score	
	<p>Although this site is not situated on previously developed land, it does encompass land which is utilised for employment. This option, as opposed to SH1 utilises existing land to the west of Thorpe Road which is also used for employment as a nursery and does not extend as far north to preserve more of the wooded area in the locality. This site would promote cohesion between the site and the existing employment land along Main Road, if it is brought forward for development.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is embedded between existing residential development and is enclosed by roads, residential dwellings, a wooded area and employment land, therefore it can ensure that a robust and defensible Green Belt boundary could be maintained in this locality.</p> <p>This general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>This option is not situated within an area at risk of flooding, although an area at risk bounds the north eastern corner of the eastern site.</p>	+	-
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this option will be able to incorporate SUDs to help mitigate any impact.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH2 – Commentary	Score
	<p>The option is in close proximity to an area at risk of flooding (flood zone 2 and 3) which bounds the north eastern corner of the site, however, the arrangement of this option should avoid this vulnerable area. In any case it may be advisable to retain or create a green buffer in this area to minimise any potential risk.</p> <p>A green buffer may be provided towards the north eastern corner of the eastern site and public open space will be provided within the development. SUDs can also be used to manage excess surface water. This has the potential to retain existing habitats.</p>	
<b>11. Land and Soil</b>	<p>This option encompasses nursery sites (although these are not previously developed land), paddocks and a wooded area, which is enclosed by roads, tracks, residential development and existing employment land. This option as opposed to SH1 does make efficient use of non-agricultural land within this general location due to the inclusion of the nursery site to the west of Thorpe Road (although it is not classified as previously developed land in accordance with the NPPF).</p> <p>This option is situated on greenfield Green Belt land.</p> <p>This option has the second lowest site area for this general location, which would result in higher density development and a more efficient use of land.</p> <p>The potential impact of development on soil quality is unknown. This option is grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>It is uncertain whether some of the land, due to its current use, is contaminated. This would need to be considered with any development in this general location.</p> <p>Development of this site would ensure that the best and most versatile agricultural land is protected.</p>	<b>++</b>
<b>12. Air Quality</b>	<p>There are some local services located to the north east of this option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the site for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.</p> <p>There are no AQMAs in proximity to this option.</p>	<b>+</b>
<b>13. Sustainable Design and Construction</b>	<p>Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.</p>	<b>+</b>

Option SH3

SA Objective	Option SH3 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs. The option identifies two sites to the north and south of Rectory Road.</p> <p>This option identifies two sites. The site to the north of Rectory Road is bounded by roads to the east and south, a nursery site to the west, residential development to the south west (although it is not designated as such), and a wooded area to the north. The site to the south of Rectory Road is bounded by existing residential development to the west (although it is not designated as such), a road to the north and hedgerows to the east. As such there is existing residential development in close proximity to this option, however, the severance of the sites may not ensure the regeneration and enhancement of existing communities. If this option were to come forward for development, the residential dwellings in close proximity may need to be designated as existing residential development to promote community cohesion and ensure equal opportunities for all sections of the community.</p> <p>Further to this there is employment land to the west along Main Road, which was allocated in the Replacement Local Plan 2006 for residential development. If this employment site comes forward then this would not ensure cohesive development. If, however, it does not come forward then the land to the east and west of Thorpe Road would provide a buffer between the residential development in this option and the employment land to the west.</p> <p>There are a range of local facilities in proximity to this option, including a leisure centre and public open space (Spencer's Park) to the north east and north of the site, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Rectory Road and Main Road which runs to the centre of Hockley to the west and Rochford town centre to the east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH3 – Commentary	Score	
	<p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The severance between the sites may potentially impact on the cohesion of the development with the existing community. This option, as opposed to SER4, SH1 and SH2, does not have such a good relationship with existing residential development, and may not create a healthy and safe environment or promote community cohesion. Design of the development will be determined through the development management process.</p> <p>Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north of this option. These facilities would be accessible to the northern site and may improve health and reduce health inequalities. However, the southern site is severed from these facilities by Rectory Road to the north.</p> <p>The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.</p> <p>This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.</p> <p>The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.</p> <p>The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.</p>	<p><b>+</b></p>	<p>-</p> <p>-</p>
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Design of the development will be determined through the development management process.</p> <p>All of the options for Hawkwell are situated to the south/south east of local services along Main Road, and there is an existing bus route running along Rectory Road between the two sites identified in this option which provides sustainable access to key services situated in the neighbouring district centre of Hockley. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p>	<p><b>++</b></p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH3 – Commentary	Score	
	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).		
<b>4. Economy &amp; Employment</b>	<p>Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.</p> <p>Clements Hall Leisure Centre and an area of public open space are situated in close proximity to this option. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development, and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.</p> <p>This option is not situated within the nearest district centre of Hockley.</p> <p>This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	++	-
<b>5. Accessibility</b>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of this option, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.</p> <p>There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to this option and can connect this general location to the range of local services along Main Road to the north west of the site, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of this option is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road, Hall Road and Thorpe Road, which could provide access both to Hall Road and Main Road and the wider highway network. The site therefore has good highways access.</p> <p>The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of the site along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs, however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH3 – Commentary	Score	
	<p>residential uses and would be well related to this option. London Southend Airport is situated to the south east of the site. This option may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.</p> <p>There are a range of local services in proximity to this site which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to this option.</p> <p>This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There is an existing bus route running between the two sites along Rectory Road and then onto Main Road which connects to the centre of Hockley to the west, as well as Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within Hawkwell. The existing bus route also connects to the wide range of services within Hockley to the west and Rochford to the east. The proximity of the site to the proposed Sustrans route may also encourage walking and cycling.</p> <p>The south of Hawkwell has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>		
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses some natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. This option, however, as opposed to SH1 seeks to retain the wooded area to the north, and as such would have less of an impact on the natural/semi natural habitats in the locality. It is also in proximity to a Local</p> <p>Wildlife Site (R22. Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have more of an impact on this natural/semi natural habitat as opposed to some of the other options, particularly SER4. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH3 – Commentary	Score	
	<p>than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p> <p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species - the common lizard, grass snake and adder. Great crested newts (which are both UK and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, doormouse, fox, muntjac deer and hedgehog populations for example.</p> <p>Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option (half of which is incorporated into this option) is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is in general centrally located within the site to the north of Rectory Road. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site.</p> <p>This option does not extend as far north as SH1 and as such it does not encompass much all of the wooded area or stream bounding this area. It does not encompass the nursery sites to the east and west of Thorpe Road, and instead identifies a second site to the south of Rectory Road which is a field bounded by residential dwellings to the west. This site is grade 3 agricultural land (SEA Baseline Information profile) but due to the enclosure of the site, it is considered to be unlikely that it is used as such. Any development of this option,</p> <p>however, would still have an impact on biodiversity within this locality. Overall the site to the north of Rectory Road provides an important habitat for many species, although there are some areas which have lower ecological value. Due to the range of diverse species on the northern section of this option, it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout</p> <p>the site should be retained as far as practicable with any development. This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road.</p> <p>This option retains much of the wooded area but unlike SH2 it does not encompass the nursery sites to the east and west of Thorpe Road, which whilst still providing a local wildlife habitat, it is of lower ecological value than the wooded area, for example. Nevertheless there are still ecologically important hedgerows and trees in this area which should be retained. As such, development would have some impact on biodiversity in the locality, although as this option seeks to retain the wooded area to the north, this is likely to be less than SH1 for example.</p>		

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH3 – Commentary	Score	
	<p>This option is not located in immediate proximity to any areas designated for their ecological importance, although development in this location has the potential to increase recreational pressure on these, such as Hockley Woods. There is a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road, which may be impacted with any development and would need to be considered.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p>		
<b>7. Cultural Heritage</b>	<p>This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas, however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite this option and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development.</p> <p>The site to the north of Rectory Road would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), however, unlike SH2 it does not include other nursery sites in the general location which may be more appropriate for residential development than the field to the south of Rectory Road. It would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land or preserve the openness of other Green Belt land in the locality as opposed to SH2. It is may therefore be less likely to promote community cohesion than some of the other options for this location.</p> <p>Although this option is not situated on previously developed land, it does encompass land which is utilised for employment. This option, as opposed to SH1, utilises existing land to the west of Thorpe Road which is also used for employment as a nursery and does not extend as far north to preserve more of the wooded area in the locality. This site would promote cohesion between the site and the existing employment land along Main Road, if it is brought forward for development.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is embedded between existing residential development and is enclosed by roads, residential dwellings and a wooded area,</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH3 – Commentary	Score	
	<p>therefore it can ensure that a robust and defensible Green Belt boundary could be maintained in this locality. However this option may have a greater impact on the openness of the Green Belt land in the locality given that this option fronts several main roads (Rectory Road and Hall Road).</p> <p>This general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	<b>+</b>	
<b>10. Water</b>	<p>This option has the capacity to include Sustainable Drainage Systems (SUDs), although the severance of the sites may make the incorporation of SUDs to help mitigate any impact unviable. Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity. The severance of the sites within this option, however, may make the incorporation of SUDs unviable.</p> <p>The site to the north of Rectory Road is in proximity to an area at risk of flooding (predominantly flood zone 2 with some flood zone 3) situated to the north east, however, the arrangement of this option should avoid this vulnerable area. In any case it may be advisable to retain or create a green buffer in this area to minimise any potential risk.</p> <p>A green buffer may be provided towards the north eastern corner of the eastern site and public open space will be provided within the development which has the potential to retain more of the existing habitat. The incorporation of SUDs to manage excess surface water and create new habitats, however, may not be viable due to the severance of the sites.</p>	<b>+</b>	<b>-</b>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH3 – Commentary	Score	
<b>11. Land and Soil</b>	<p>The site identified to the north of Rectory Road partly consists of a nursery site (although this is not previously developed land), paddocks and a wooded area, which is enclosed by roads to the south and east, residential dwellings to the south west, a nursery to the west and a wooded area to the north. The second area to the south of Rectory Road is a field bounded by residential dwellings to the west, Rectory Road to the north and is generally enclosed except to the south. It is grade 3 agricultural land (SEA Baseline Information Profile) but due to the enclosure of the site, it is unlikely that it is used as such. This option does not make efficient use of non-agricultural land within this general location due to the omission of the nursery sites to the east and west of Thorpe Road (although it is not classified as previously developed land in accordance with the NPPF). This option is situated on greenfield Green Belt land.</p> <p>This option has the smallest site area for this general location, which would result in higher density development and a more efficient use of land.</p> <p>The potential impact of development on soil quality is unknown. The site to the south of Rectory Road is grade 3 agricultural land (SEA Baseline Information Profile).</p>	+	-
<b>12. Air Quality</b>	<p>There are some local services located to the north east of this option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the option for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.</p> <p>There are no AQMAs in proximity to this option.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.</p>	-	+

### Option SH4

SA Objective	Option SH4 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs. The option identifies three sites within the locality of Rectory Road/Thorpe Road.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score
	<p>The site to the north of Rectory Road is enclosed by roads to the south and east, a road/track to the west, residential development to the south west (although it is not designated as such), and predominantly a wooded area to the north. The second site to the west of Thorpe Road is bounded by residential development to the north and south (although the area to the south is not designated as such) and existing employment land to the west, which is designated in the 2006 Replacement Local Plan as residential development. The third site to the south of Rectory Road is a field bounded by residential development to the west (although it is not designated as such), and is generally enclosed except to the south. As such there is existing residential development in close proximity to this option; however, the severance of the sites may not ensure the regeneration and enhancement of existing communities. This option has a greater area than the other three sites for this general location and would not ensure the efficient use of land in the locality. If this option were to come forward for development, the residential dwellings in close proximity may need to be designated as existing residential development to promote community cohesion and ensure equal opportunities for all sections of the community. Further to this if the employment site comes forward for development then this would ensure cohesive development. This option is well related to the employment site. If, however, it does not come forward then a buffer between the residential development in this option and the employment land to the west may be needed to mitigate any impact potential impact of the employment site on residential amenity.</p> <p>There are a range of local facilities in proximity to this option, including a leisure centre and public open space (Spencer's Park) to the north east and north of this option, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Rectory Road and Main Road which runs to the centre of Hockley to the west and Rochford town centre to the east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score	
<b>2. Healthy &amp; Safe Communities</b>	<p>The severance between the sites may potentially impact on the cohesion of the development with the existing community. Although this is an extension of SH1, in comparison, this option does not have such a good relationship with existing residential development and the existing community due to the severance of the sites, and may not create a healthy and safe environment or promote community cohesion. Design of the development will be determined through the development management process.</p> <p>Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north of this option. These facilities would be accessible to the northern sites and may improve health and reduce health inequalities. However, the southern site is severed from these facilities by Rectory Road.</p> <p>The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.</p> <p>This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.</p>	+	-
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>All of the options for Hawkwell are situated to the south/south east of local services along Main Road, and there is an existing bus route running along Rectory Road between the three sites identified in this option which provides sustainable access to key services situated in the neighbouring district centre of Hockley.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	
<b>4. Economy &amp; Employment</b>	<p>Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.</p> <p>Clements Hall Leisure Centre and an area of public open space are situated in close proximity to this option. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development, and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.</p>	++	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score
	<p>This option is not situated within the nearest district centre of Hockley.</p> <p>This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of this option, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.</p> <p>There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to this option and can connect this general location to the range of local services along Main Road to the north west of the site, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of this option is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road, Hall Road and Thorpe Road, which could provide access both to Hall Road and Main Road and the wider highway network. The site therefore has good highways access.</p> <p>The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of the site along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs, however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses and would be well related to this option. London Southend Airport is situated to the south east of the site. This option may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.</p> <p>There are a range of local services in proximity to this site which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to this option.</p>	<p><b>+ +</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score	
	<p>This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east.</p> <p>There is an existing bus route running between the three sites along Rectory Road and then onto Main Road which connects to the centre of Hockley to the west, as well as Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within Hawkwell. The existing bus route also connects to the wide range of services within Hockley to the west and Rochford to the east. The proximity of the site to the proposed Sustrans route may also encourage walking and cycling.</p>		
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. This option, however, as opposed to SH1 seeks to retain the wooded area to the north, and as such would have less of an impact on the natural/semi natural habitats in the locality. It is also in proximity to a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have more of an impact on this natural/semi natural habitat as opposed to some of the other options for this general location which do not extend as far south towards this area. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p> <p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species - the common lizard, grass snake and adder. Great crested newts (which are both UK and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, doormouse, fox, muntjac deer and hedgehog populations for example. Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option (a small proportion of which is incorporated into this option) is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is in general centrally located within the site to the north of Rectory Road. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site. This option does not extend as far north as SH1 and as such it does not encompass much all of the wooded area or stream bounding this area. It encompasses the nursery sites to the east and west of Thorpe Road, which generally have low ecological value, as well as a third site to the south of Rectory Road which is a field bounded by residential dwellings to the west.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score
	<p>This site is grade 3 agricultural land (SEA Baseline Information profile) but due to the enclosure of the site, it is considered to be unlikely that it is used as such. Any development of this option, however, would still have an impact on biodiversity within this locality. Overall the site to the north of Rectory Road provides an important habitat for many species, although there are some areas which have lower ecological value. Due to the range of diverse species on the northern section of this option, it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout the site should be retained as far as practicable with any development. This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road. The impact of any development on local biodiversity needs to be considered and it is imperative to ensure habitat connectivity.</p> <p>This option retains much of the wooded area and like SH2 it encompasses the nursery sites to the east and west of Thorpe Road, which whilst still providing a local wildlife habitat, are of lower ecological value than the wooded area, for example. There are still ecologically important hedgerows and trees in this area which should be retained. This option also encompasses the field to the south of Rectory Road which could ensure that much of the area of the north of Rectory Road with a higher ecological value could be retained. As such, development would have some impact on biodiversity in the locality.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is situated to the south of existing public open space and there is potential to retain existing hedgerows and trees to ensure habitat connectivity and facilitate species movement and colonisation, particularly in relation to climate change pressures on biodiversity and its distribution. It is likely that this option would have less of an impact on the existing habitat in this location than options such as SH1 as it encompasses less of the wooded area to the north of Rectory Road.</p>	
<b>7. Cultural Heritage</b>	<p>This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas; however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite this option and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.</p>	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score	
<p><b>8. Landscape &amp; Townscape</b></p>	<p>This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development.</p> <p>The two sites to the north of Rectory Road would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), and like SH2 it also encompasses other nursery sites in the general location which may be more suitable for residential development given their proximity to existing residential development as opposed to the area south of Rectory Road. This option, however, as opposed to SH2 also encompasses the field to the south of Rectory Road which would therefore increase the urban development towards Hall Road. Overall this option would not contribute to the delivery of the enhancement, effective management and appropriate use of land or preserve the openness of other Green Belt land in the locality as opposed to SH2. It is may therefore be less likely to promote community cohesion than some of the other options for this location.</p> <p>Although this option is not situated on previously developed land, it does encompass land which is utilised for employment. This option, as opposed to SH1, utilises existing land to the west of Thorpe Road which is also used for employment as a nursery and does not extend as far north to preserve more of the wooded area in the locality. This site would promote cohesion between the site and the existing employment land along Main Road, if it is brought forward for development, although the site to the south of Rectory Road may have a less positive impact on cohesion due to its severance from the other sites within this option.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is embedded between existing residential development and is enclosed by roads, residential dwellings and a wooded area, therefore has the potential to ensure that a robust and defensible Green Belt boundary could be maintained in this locality. However this option may have a greater impact on the openness of the Green Belt land in the locality given that this option fronts several main roads (Rectory Road and Hall Road). Further to this the severance of the sites in this option may weaken the Green Belt boundaries in this locality and undermine the openness of the Green Belt on a wider scale.</p> <p>This general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score	
	Design principles to enhance townscape character will be managed through the development management process.		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+	
<b>10. Water</b>	<p>This option has the capacity to include Sustainable Drainage Systems (SUDs), although the severance of the sites may make the incorporation of SUDs to help mitigate any impact unviable. Grey water recycling and other water conservation measures may be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity. The severance of the sites within this option, however, may make the incorporation of SUDs unviable.</p> <p>The site to the north of Rectory Road is in proximity to an area at risk of flooding (predominantly flood zone 2 with some flood zone 3) situated to the north east, however, the site's arrangement should avoid this vulnerable area. The other sites are not near to an area at risk of flooding.</p> <p>Public open space will be provided within the development which has the potential to retain some of the existing habitat. The incorporation of SUDs to manage excess surface water and create new habitats, however, may not be viable due to the severance of the sites.</p>	+	-
<b>11. Land and Soil</b>	The site to the north of Rectory Road encompasses nurseries (although this is not previously developed land), paddocks, and woodland. It is enclosed by roads to the south, east and west, residential dwellings to the south west and a wooded area to the north. The second site to the west of Thorpe Road is a nursery site (although this is not previously developed land) bounded by residential development and existing employment land, which is designated in the 2006 Replacement Local Plan as residential development. The third site to the south of Rectory Road is a field bounded by residential development to the west, and is generally enclosed except to the south. It is grade 3 agricultural land (SEA Baseline Information Profile) but due to the enclosure of the site, it is unlikely that it is used as such.	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SH4 – Commentary	Score	
	<p>This option is situated in Green Belt land.</p> <p>This option includes land to the south of Rectory Road in addition to the sites identified in SH2, and subsequently it has the largest area of the four options. Development would therefore be less dense and it would not ensure the efficient use of land contrary to the NPPF.</p> <p>The potential impact of development on soil quality is unknown. The site to the south of Rectory Road is grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>It is uncertain whether some of the land, due to its current use, is contaminated. This would need to be considered with any development in this general location.</p> <p>Development of this site would ensure that the best and most versatile agricultural land is protected.</p>		
<b>12. Air Quality</b>	<p>There are some local services located to the north east of this option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the site for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.</p> <p>There are no AQMAs in proximity to this option.</p>	<b>+</b>	
<b>13. Sustainable Design and Construction</b>	<p>Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.</p>	<b>-</b>	<b>+</b>

Option ALT7

SA Objective	Option ALT7 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The small size of the site means it would have less potential to ensure the regeneration and enhancement of existing communities.</p> <p>The relatively small site would struggle to meet the ongoing and future needs of the local community in terms of housing and infrastructure provision, and additional land potentially in the Green Belt would be required to meet the shortfall elsewhere within the general location. This has the potential to impact negatively on community cohesion through the creation of fragmented development.</p> <p>There are a range of local facilities in proximity to this site, including a leisure centre and public open space (Spencer's Park) to the north east of the site, a primary school, village hall and a parade of shops to the north/north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Main Road which runs to the centre of Hockley to the north west and Rochford town centre to the south east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for in terms of access to local services and facilities.</p>	+	-
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>Although there are dwellings to the north and east of this site, it is not well related to existing residential development which is designated as such. This has the potential to impact on community cohesion.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.</p> <p>The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the north west and south west respectively. This site has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this site.</p>	+	
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing. This option can provide an appropriate range of housing types and tenure to meet local needs. However, alone, this site would provide fewer dwellings and less of a range of housing than alternative options. In combination with the allocation of other land, the site has the potential to provide similar positives.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT7 – Commentary	Score	
	Dwellings built to the lifetime homes standard should be viable for this site.		
<b>4. Economy &amp; Employment</b>	<p>Local services are situated to the north of the site further along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.</p> <p>The site is supported by a bus link to the centre of Hockley where there are additional employment and retail opportunities. Hockley train station can also be accessed from this centre, which provides a sustainable means of transport to other retail and employment sites in and out of the District.</p> <p>This option would lead to the loss of a small amount of employment in the locality through the displacement of an existing business, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific.</p>	<b>++</b>	
<b>5. Accessibility</b>	<p>This site can connect to Main Road and therefore has good highways access. The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. There is an existing bus route running along the northern boundary of the site (along Main Road) which connects the site to the centre of Hockley to the west and Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within Hawkwell, Hockley and Rochford. The proximity of the site to the proposed Sustrans route may also encourage walking and cycling. Although the location of this site may not reduce the need to travel to some services and facilities, there is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling. However, Greenway 16 to the west of the site is less accessible from this general location.</p> <p>There are employment uses to the north along Main Road (Thorpe Road Industrial Estate) which may ensure access to jobs; however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses. London Southend Airport is situated to the south east of the site. Development in this location may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT7 – Commentary	Score
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this site is situated to the north of a Local Wildlife Site (R22. Potash Wood) and another Local Wildlife Site (R17. Gustedhall Wood) is situated further to the south west. As such any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. Development at this location would have to be carefully managed to avoid harm to this site.</p> <p>Although much of the site is situated within the Upper Roach Valley Special Landscape Area encompassing Hockley Woods and Cherry Orchard Jubilee Country Park, these are landscape quality designations rather than an indication of ecological value. This area encompasses Hockley Woods (which is an important area of ancient woodland) and development in this location has the potential to increase recreational pressure on this site.</p> <p>There is a pond to the south of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land on the urban fringe.</p> <p>There is potential to include green infrastructure links, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<p>-</p>
<p><b>7. Cultural Heritage</b></p>	<p>This site is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas; however, generally the area has been extensively disturbed</p> <p>thus impacting on any deposits. There is one Grade II Listed Building in close proximity to the site; Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of this would need to be carefully considered with any development.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT7 – Commentary	Score	
<b>8. Landscape &amp; Townscape</b>	<p>This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space which is allocated for this general location in addition to residential development, however, may not be viable given the size of the site.</p> <p>The existing land use (a garden centre) is considered to be an inappropriate use on the urban fringe. Reallocating this site for residential development would therefore contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe.</p> <p>This option is situated on greenfield land.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements. The identified site area is not greater than 2ha. Nevertheless it is important that a defensible boundary can be maintained. This site is situated to the south of Main Road to the south of designated existing residential development in Hawkwell. It is enclosed by dwellings to the east and west, a road to the north and it has an established boundary to the south, therefore it has the potential to ensure that a robust and defensible Green Belt boundary could be maintained in this locality. However, it could create an island of allocated residential development within the Green Belt which could undermine this.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area at risk of flooding.</p>	+	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>It is likely that there is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT7 – Commentary	Score	
	The site is not within an area at risk of flooding.		
<b>11. Land and Soil</b>	<p>This site is situated on greenfield land.</p> <p>This site is not situated within a town centre. However, any development on this site would either have to be at a high density or additional land would be required to meet the requirements set out in the Core Strategy Submission Document.</p> <p>This site is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>This site is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>There are some local services located to the north of the site along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the site for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the site.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	There may be some constraints given the current uses of the site, however, sustainable design and construction should still be viable and could be incorporated into any development coming forward on this site.	+	-

East Ashingdon

Policy SER5

SA Objective	Policy SER5 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>SER5 is very similar to EA1. With the notable difference that it extends further to the east. The primary benefit of this site location is that it has the potential to improve access to the King Edmund School to the south. The site provides for both public transport and pedestrian and cycle access.</p> <p>SER5 can accommodate the expansion of King Edmund School. EA1 is smaller than SER5 and would potentially be less able to accommodate an expansion to the school.</p> <p>SER5 performs better than EA2 in terms of its connectivity to the school. It also provides the opportunity to improve access to the King Edmund School which EA2 does not provide. In addition EA2 and EA3 do not provide a defensible Green Belt boundary compared to SER5.</p> <p>A significant factor ensuring the success of any development on SER5 is the provision of community facilities. The site itself cannot accommodate any significant amount of community facilities and services. Therefore the sustainability of the site is reliant upon the development of the adjacent site in South East Ashingdon (SER8). The phasing of the development will need to be appropriately considered to ensure that the community facilities are made available within a reasonable time frame. This factor represents a challenge to the sustainability of the site as the Core Strategy has identified that 100 dwellings should be developed by 2015 and the remaining 500 dwellings would not be developed until 2021. As a result the accompanying community facilities would also not be forthcoming until 2021. This being said there is flexibility for development to be brought forward if it can be demonstrated that it is necessary.</p>	<p>++</p>	<p>?</p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The improved access route to the King Edmund School will provide better access for busses and increase provision for cycling and walking. This may in turn reduce reliance on private car use..</p> <p>Improvements to the local pedestrian/cycling and bridleway network should be provided. This has the potential to encourage a modal shift to reduce private vehicle uses and to encourage walking and cycling.</p> <p>A Transport Impact Assessment and air quality assessment should accompany any planning application to develop the site.</p>	<p>+</p>	
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p>	<p>+</p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER5 – Commentary	Score
	<p>The site can accommodate 35% affordable housing on a tenure blind basis.</p> <p>All dwellings will be required to comply with the Lifetime Homes Standard.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p>	
<p><b>4. Economy &amp; Employment</b></p>	<p>The site is well related to the rest of the settlement. It provides access to employment opportunities within Ashingdon and Rochford. The site is however dependent upon the development and phasing of the neighbouring site of SER8 because it cannot accommodate a sufficient level of community shops and services on its own.</p> <p>This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	<p>+</p>
<p><b>5. Accessibility</b></p>	<p>SER5 has the potential to deliver an access point to the King Edmund School along Brays Lane. SER5 in conjunction with Option SER8 have the potential to encourage a shift away from private car use.</p> <p>Links and enhancements to the local pedestrian/cycling and bridleway network should be provided. A modal shift to reduce use of private vehicles and to encourage walking and cycling is particularly important in this location.</p> <p>The location of this site to the east of Ashingdon is close to local services (for example Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways. The site can link to Brays Lane and the wider highway network, and there is potential to improve public transport links in the locality</p> <p>Other local services situated in Rochford town centre and Clements Hall Leisure Centre in Hawkwell can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>SER5 will ensure improvements to access and egress routes to the King Edmund School by way of Brays Lane.</p> <p>Provision for a local pedestrian and cycle transport network should be included in any development.</p> <p>A Transport Impact Assessment should be carried out along with any planning application.</p>	<p>+</p>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER5 – Commentary	Score	
	There may be opportunities to incorporate green infrastructure links into the development.		
<b>6. Biodiversity</b>	<p>This general location is not in proximity to the District's estuaries, salt marshes, or other important natural/semi-natural habitats.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. This option is grade 2 agricultural land, (SEA Baseline Information Profile), however, the enclosure of the site suggests that this field is not used for agricultural purposes – it is currently used as grazing land for horses – and may therefore have greater biodiversity value. The Ecological Survey undertaken as part of a planning application for this site (which also included land to the north of Brays Lane) concluded that whilst much of the application site was considered to be an unsuitable habitat for reptiles, there are some small areas such as the hedgerows bounding the site which provide a suitable habitat. Similarly the ditch on site may provide a suitable habitat for Great Crested Newts (which are both UK and European protected species). There is also potential for the trees and hedgerows to be used by nesting birds, and some trees also have the potential to provide a suitable habitat for roosting bats. The impact of any development on local biodiversity needs to be carefully considered and it is imperative to ensure habitat connectivity.</p> <p>This site is not situated within any nature conservation designations.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is on grade 2 agricultural land (SEA Baseline Information Profile), and includes the provision of public open space and the existing hedgerows along Brays Lane may be retained, as far as practicable, which would facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<b>+</b>	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 13 which is characterised by a gently undulating landform and arable fields north of the Roach and east of Rochford and Ashingdon (Rochford District Historic Environment Characterisation Project). The historic settlement and overall structure of fields, tracks and roads survives well. Limited investigations have resulted in low level of recorded historic assets which probably does not reflect the true situation. There is potential for extensive archaeological deposits in this zone. The coherence of the dispersed settlement and structure of historic landscape together with potential buried deposits would suffer if significant change occurred. There are no Listed Buildings in close proximity to the site, however, there are some Listed Buildings in the vicinity of Doggetts Farmhouse situated to the south east of the site. The potential impact on any archaeological deposits would need to be considered with any development.</p> <p>SER5 does not have any negative impact on the cultural heritage of Ashingdon.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER5 – Commentary	Score
<b>8. Landscape &amp; Townscape</b>	<p>SER5 can ensure that there is a strong Green Belt boundary compared to other sites considered in the general location.</p> <p>Youth facilities and community facilities should be included in any proposal for the SER5. However if these facilities cannot be developed on SER5 then it is advised that they should be incorporated into development on SER8.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements.</p> <p>The site performs similarly to EA1 with the exception that it includes an area to the east occupied by disused farm buildings which EA1 does not. These can provide additional public open space and can support a stronger Green Belt Boundary. Overall the inclusion of the disused farm buildings is not highly significant.</p>	+
<b>9. Climate Change and Energy</b>	<p>Development in the site will be required to comply with the Code for Sustainable Homes. 10% of renewable energy should be generated by onsite renewable sources unless it can be demonstrated that this is not viable.</p> <p>The Concept Statement requires that 0.7 hectares of the site should be given over to public open space and play spaces.</p>	+
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works and within the foul sewerage network to accommodate the proposed growth in this location.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is possible that the size of the site would have an impact on the viability of some measures. Attenuation Sustainable Drainage Systems (SUDS) of a size proportionate to the development should be used such as balancing ponds, swales, detention basins and green roofs. These could be incorporated into the greenspace provided on-site. Appropriate SUDS should be determined in consultation with Essex County Council. A drainage strategy should be prepared for the site.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER5 – Commentary	Score	
<b>11. Land and Soil</b>	<p>Greenfield land is not thought to be contaminated.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile) although the fields are used as paddocks rather than for growing food, and would therefore not lead to a loss of the best and most versatile agricultural land</p>	-	+
<b>12. Air Quality</b>	<p>Development of SER5 will require a detailed Health Impact Assessment to be included along with any planning application for the site.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>Any development in SER5 should meet the requirements set out in the Code for Sustainable Homes. They should also comply with the Lifetime Homes Standard.</p> <p>10% of energy should be generated by on site small scale renewable sources.</p>	+	

### Option EA1

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy EA1 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The scale of this development would ensure the phasing of infrastructure with the capacity to provide the required facilities including play space and public open space, as well as improved access to, and land to be set aside for the expansion of King Edmund School to meet ongoing and future needs. In terms of the required youth and community facilities for this general location, these could be incorporated into the neighbouring school and may take the form of financial contributions. Alternatively, and potentially more appropriately given the site constraints for this general location and the need to avoid the unnecessary loss of Green Belt land, this could take the form of offsite financial contributions for new facilities in the vicinity.</p> <p>This option is enclosed by existing residential development to the west, a secondary school to the south, a road to the north and farm buildings to the east. This option is in close proximity to the existing residential development and would enable the provision of a new access road to King Edmund School as well as land for future expansion, in accordance with the Core Strategy. This option would also provide a range of facilities for the local community, or contribute to the provision elsewhere in the vicinity, and would therefore promote the regeneration and enhancement of existing communities.</p> <p>This option is in proximity to a range of services including schools (it is adjacent to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the west of the site, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are also existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot to the west or a wider range of services situated in Rochford town centre to the south (accessible through walking, cycling or via the bus route along Ashingdon Road). Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Potentially there is no impact, however, this will depend on what community facilities are provided either within this general location or elsewhere in the vicinity. Community facilities may include a financial contribution towards the provision of additional adult education courses at King Edmund School, or for offsite provision in the vicinity which could enhance the qualifications and skills of the local community and on a wider scale</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy EA1 – Commentary	Score	
	<p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside youth and community facilities, play space and public open space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This development would enable the delivery of access improvements, and land set aside for the expansion of, King Edmund School as required in the Core Strategy, which is likely to have a positive impact on the surrounding residential area. This option would have good relationship with the existing residential development. Design of the development will be determined through the development management process.</p> <p>Accessible public open space will be provided within this option, however, it does not relate well to the proposed Sustrans route or Greenways. Nevertheless there is an existing cycle route along Ashingdon Road running south towards Rochford town centre. There is also a playing field to the north along Ashingdon Road, and Clements Hall Leisure Centre in Hawkwell which is accessible via the existing bus service along Ashingdon Road/Rectory</p> <p>Road and would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities. This site is not within 60m of the high voltage powerlines situated to the east.</p> <p>The proposed public open space to be incorporated into this development would promote informal recreation. Clements Hall Leisure Centre and the playing field to the north along Ashingdon Road are also accessible from this site and would also promote informal recreation and encourage healthy, active lifestyles. This option relates well to the existing cycle route along Ashingdon Road running south, although it does not have the potential to connect to the proposed Sustrans route or Greenways.</p> <p>The proposed Sustrans route and Greenways are not accessible from this option. There is, however, an existing cycle route along Ashingdon Road running south, which has the potential to benefit from enhancement.</p>	+	-
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local Needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy EA1 – Commentary	Score
<p><b>4. Economy &amp; Employment</b></p>	<p>Ashingdon is primarily served by the services in the neighbouring town centre of Rochford situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth and community facilities to meet the needs of the entire community. Local services are situated to the west and are accessible from this site. A range of other local services including community and health facilities are located in Rochford town centre and are accessible via the existing public transport network.</p> <p>This option is not situated within Rochford town centre.</p> <p>The provision of youth and community facilities in this general location (albeit in the form of financial contributions) may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy</p>	<p>+</p>
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ashingdon Road. It does not, however, have potential to connect to the proposed Sustrans route or Greenway.</p> <p>The location of this site to the east of Ashingdon is close to local services (for example Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways. The site can link to Brays Lane and the wider highway network, and there is potential to improve public transport links in the locality</p> <p>This option is in proximity to a range of services including schools (it is adjacent to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the west of the site. Other local services situated in Rochford town centre and Clements Hall Leisure Centre in Hawkwell can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>There are a range of local services in proximity to this option. Other local services are located further along Ashingdon Road and in Rochford town centre to the south. Therefore the location of this option may not reduce the need to travel for some services such as health facilities. However, there is an existing bus route to the west of the site which can provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy EA1 – Commentary	Score
	<p>This option is situated to the east of Ashingdon where there are some local services nearby, and there is an existing public transport route providing access to Rochford town centre as well as other local services along Ashingdon Road. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There are local services located to the west of the site, which are within walking distance. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located further along Ashingdon Road or those in the centre of Rochford to the south.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>	
<p><b>6. Biodiversity</b></p>	<p>This general location is not in proximity to the District's estuaries, salt marshes, or other important natural/semi-natural habitats.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. This option is grade 2 agricultural land, (SEA Baseline Information Profile), however, the enclosure of the site suggests that this field is not used for agricultural purposes – it is currently used as grazing land for horses – and may therefore have greater biodiversity value. The Ecological Survey undertaken as part of a planning application for this site (which also included land to the north of Brays Lane) concluded that whilst much of the application site was considered to be an unsuitable habitat for reptiles, there are some small areas such as the hedgerows bounding the site which provide a suitable habitat. Similarly the ditch on site may provide a suitable habitat for Great Crested Newts (which are both UK and European protected species). There is also potential for the trees and hedgerows to be used by nesting birds, and some trees also have the potential to provide a suitable habitat for roosting bats. The impact of any development on local biodiversity needs to be carefully considered and it is imperative to ensure habitat connectivity. The impact on habitats should be mitigated against, as appropriate.</p> <p>This site is not situated within any nature conservation designations.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is on grade 2 agricultural land (SEA Baseline Information Profile), and includes the provision of public open space and the existing hedgerows along Brays Lane may be retained, as far as practicable, which would facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy EA1 – Commentary	Score	
<p><b>7. Cultural Heritage</b></p>	<p>This general location is situated within Historic Environment Character Zone 13 which is characterised by a gently undulating landform and arable fields north of the Roach and east of Rochford and Ashingdon (Rochford District Historic Environment Characterisation Project). The historic settlement and overall structure of fields, tracks and roads survives well. Limited investigations have resulted in low level of recorded historic assets which probably does not reflect the true situation. There is potential for extensive archaeological deposits in this zone. The coherence of the dispersed settlement and structure of historic landscape together with potential buried deposits would suffer if significant change occurred. There are no Listed Buildings in close proximity to the site, however, there are some Listed Buildings in the vicinity of Doggetts Farmhouse situated to the south east of the site. The potential impact on any archaeological deposits would need to be considered with any development.</p>	+	-
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile), however, this site is used as paddocks rather than for growing food. The location of this site to the south of Brays Lane would be able to create a defensible Green Belt boundary and thus have less of an impact on the integrity of the Green Belt on a wider scale, as opposed to EA2 and EA3 which extend to the north of Brays Lane.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option, however, as opposed to EA3 is 4ha. Nevertheless a defensible Green Belt boundary is still paramount. This site is bounded by residential development to the west, farm buildings to the east, King Edmund School to the south and Brays Lane to the north. This option would ensure that a robust and defensible Green Belt boundary could be maintained in this locality.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy EA1 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate</p> <p>Onsite renewable or low carbon energy technologies may be provided on this site.</p> <p>10% of renewable energy should be generated by onsite renewable sources.</p>	<b>+</b>	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works and within the foul sewerage network to accommodate the proposed growth in this location.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<b>+</b>	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option has a larger site area than EA2 but a smaller area than EA3, which would result in an efficient use of land in accordance with the NPPF.</p> <p>The potential impact of development on soil quality is unknown. The option is grade 2 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile) although the fields are used as paddocks rather than for growing food, and would therefore not lead to a loss of the best and most versatile agricultural land,</p>	<b>-</b>	<b>+</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy EA1 – Commentary	Score
<b>12. Air Quality</b>	<p>There are some local services located to the west of this option along Ashingdon Road, and there is an existing bus route nearby which can provide sustainable access to Rochford town centre to the south for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	+

### Option EA2

SA Objective	Option EA2 – Commentary	Score
<b>1. Balanced Communities</b>	<p>The scale of this development would ensure the phasing of infrastructure with the capacity to provide the required facilities including play space and public open space to meet ongoing and future needs. Improved access to, and land to be set aside for the expansion of King Edmund School, however, would not be possible with this option due to its location to the north of Brays Lane. In terms of the required youth and community facilities for this general location, these could be incorporated into the King Edmund School and may take the form of financial contributions. Alternatively, and potentially more appropriately given the site constraints for this general location and the need to avoid the unnecessary loss of Green Belt land, this could take the form of offsite financial contributions for new facilities in the vicinity.</p> <p>This option is enclosed by existing residential development to the west, Brays Lane to the south, and a dwelling to the east. This option is in close proximity to the existing residential development, but due to its location to the north of Brays Lane, it would not enable the provision of a new access road to King Edmund School as well as land for future expansion, in accordance with the Core Strategy. This option, however, would provide a range of facilities for the local community, or contribute to the provision elsewhere in the vicinity, and would therefore promote the regeneration and enhancement of existing communities.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA2 – Commentary	Score	
	<p>This option is in proximity to a range of services including schools (it is close to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the south west of the site, which would enable equal opportunities in terms of access, and that all sections of the community are catered for.</p> <p>There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are also existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot to the south west or a wider range of services situated in Rochford town centre to the south (accessible through walking, cycling or via the bus route along Ashingdon Road). Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside youth and community facilities, play space and public open space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This development would not enable the delivery of access improvements to, or provide land to be set aside for the expansion of, King Edmund School as required in the Core Strategy. This option would have good relationship with the existing residential development. Design of the development will be determined through the development management process.</p> <p>Accessible public open space will be provided within this option, however, it does not relate well to the proposed Sustrans route or Greenways. Nevertheless there is an existing cycle route along Ashingdon Road running south towards Rochford town centre. There is also a playing field to the north along Ashingdon Road, and Clements Hall Leisure Centre in Hawkwell which is accessible via the existing bus service along Ashingdon Road/Rectory</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA2 – Commentary	Score
	<p>Road and would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities. This site is not within 60m of the high voltage powerlines situated to the east.</p> <p>The proposed public open space to be incorporated into this development would promote informal recreation. Clements Hall Leisure Centre and the playing field to the north along Ashingdon Road are also accessible from this site and would also promote informal recreation and encourage healthy, active lifestyles. This option relates well to the existing cycle route along Ashingdon Road running south, although it does not have the potential to connect to the proposed Sustrans route or Greenways.</p> <p>The proposed Sustrans route and Greenways are not accessible from this option. There is, however, an existing cycle route along Ashingdon Road running south, which has the potential to benefit from enhancement.</p>	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The Golden Cross parade of shops is situated to the south west of this option, which provides sustainable access to a range of services including a supermarket. This option is adjacent to King Edmund School and there are several primary schools located further along the Ashingdon Road. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+
<b>4. Economy &amp; Employment</b>	<p>Ashingdon is primarily served by the services in the neighbouring town centre of Rochford situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth and community facilities to meet the needs of the entire community. Local services are situated to the south west and are accessible from this site. A range of other local services including community and health facilities are located in Rochford town centre and are accessible via the existing public transport network.</p> <p>This option is not situated within Rochford town centre.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA2 – Commentary	Score
	<p>The provision of youth and community facilities in this general location (albeit in the form of financial contributions) may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ashingdon Road. It does not, however, have potential to connect to the proposed Sustrans route or Greenway.</p> <p>The location of this site to the east of Ashingdon is close to local services (for example Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways. The site can link to Brays Lane and the wider highway network, and there is potential to improve public transport links in the locality.</p> <p>This option is in proximity to a range of services including schools (it is adjacent to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the west of the site. Other local services situated in Rochford town centre and Clements Hall Leisure Centre in Hawkwell can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>There are a range of local services in proximity to this option. Other local services are located further along Ashingdon Road and in Rochford town centre to the south. Therefore the location of this option may not reduce the need to travel for some services such as health facilities. However, there is an existing bus route to the west of the site which can provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>There are local services located to the west of the site, which are within walking distance. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located further along Ashingdon Road or those in the centre of Rochford to the south.</p> <p>The east of Ashingdon has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA2 – Commentary	Score	
<p><b>6. Biodiversity</b></p>	<p>This general location is not in proximity to the District's estuaries, salt marshes, or other important natural/semi-natural habitats.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. This option is grade 2 agricultural land (SEA Baseline Information Profile). The Ecological Survey undertaken as part of a planning application for this site (which also included land to the north and south of Brays Lane) concluded that whilst much of the application site was considered to be an unsuitable habitat for reptiles, there are some small areas such as the hedgerows bounding the site which provide a suitable habitat. Similarly the ditch on site may provide a suitable habitat for Great Crested Newts (which are both UK and European protected species). There is also potential for the trees and hedgerows to be used by nesting birds, and some trees also have the potential to provide a suitable habitat for roosting bats. The impact of any development on local biodiversity needs to be carefully considered and it is imperative to ensure habitat connectivity. The impact on habitats should be mitigated against, as appropriate.</p> <p>This site is not situated within any nature conservation designations.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is on grade 2 agricultural land (SEA Baseline Information Profile), and includes the provision of public open space and the existing hedgerows along Brays Lane may be retained, as far as practicable, which would facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	
<p><b>7. Cultural Heritage</b></p>	<p>This general location is situated within Historic Environment Character Zone 13 which is characterised by a gently undulating landform and arable fields north of the Roach and east of Rochford and Ashingdon (Rochford District Historic Environment Characterisation Project). The historic settlement and overall structure of fields, tracks and roads survives well. Limited investigations have resulted in low level of recorded historic assets which probably does not reflect the true situation. There is potential for extensive archaeological deposits in this zone. The coherence of the dispersed settlement and structure of historic landscape together with potential buried deposits would suffer if significant change occurred. There are no Listed Buildings in close proximity to the site, however, there are some Listed Buildings in the vicinity of Doggetts Farmhouse situated further to the south east of the site. The potential impact on any archaeological deposits would need to be considered with any development.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA2 – Commentary	Score
<b>8. Landscape &amp; Townscape</b>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile). The location of this site to the north of Brays Lane would be able to create a less defensible Green Belt boundary as opposed to EA1 and would therefore have a greater impact on the integrity of the Green Belt on a wider scale. This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option, however, has a smaller area than the other two options at 3ha. Nevertheless a defensible Green Belt boundary is still paramount. This site is bounded by residential development to the west, a dwelling to the east, and Brays Lane to the south. This option would be less able to ensure that a robust and defensible Green Belt boundary could be maintained in this locality.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>	<p>+</p>
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>10% of renewable energy should be generated by onsite renewable or low carbon energy technologies.</p> <p>The site is not within an area at risk of flooding.</p>	<p>+</p>
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works and within the foul sewerage network to accommodate the proposed growth in this location.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA2 – Commentary	Score	
	<p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>		
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option has a smaller area than EA1 and EA3, which would result in a more efficient use of land and less loss of agricultural land.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile), although the fields in the southern part of the site) are used as paddocks rather than for growing food and would therefore lead to a loss of high quality (although not the best) agricultural land.</p>	-	+
<b>12. Air Quality</b>	<p>There are some local services located to the west of this option along Ashingdon Road, and there is an existing bus route nearby which can provide sustainable access to Rochford town centre to the south for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p> <p>10% of energy should be generated by on site small scale renewable.</p>	+	



Option EA3

SA Objective	Option EA3 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The scale of this development would ensure the phasing of infrastructure with the capacity to provide the required facilities including play space and public open space, as well as improved access to, and land to be set aside for the expansion of King Edmund School to meet ongoing and future needs. In terms of the required youth and community facilities for this general location, these could be incorporated into the neighbouring school and may take the form of financial contributions.</p> <p>The site to the south of Brays Lane is enclosed by existing residential development to the west, a secondary school to the south, a road to the north and farm buildings to the east. This option is in close proximity to the existing residential development and would enable the provision of a new access road to King Edmund School as well as land for future expansion, in accordance with the Core Strategy. The site to the north of Brays Lane is enclosed by existing residential development to the west, Brays Lane to the south, and a dwelling to the east. This option is in close proximity to the existing residential development. It would provide a range of facilities for the local community, or contribute to the provision elsewhere in the vicinity, and would therefore promote the regeneration and enhancement of existing communities.</p> <p>This option is in proximity to a range of services including schools (it is close to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the south west of this option, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are also existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot to the south west or a wider range of services situated in Rochford town centre to the south (accessible through walking, cycling or via the bus route along Ashingdon Road). Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p>	+	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA3 – Commentary	Score	
	<p>Potentially there is no impact, however, this will depend on what community facilities are provided either within this general location or elsewhere in the vicinity. Community facilities may include a financial contribution towards the provision of additional adult education courses at King Edmund School, or for offsite provision in the vicinity which could enhance the qualifications and skills of the local community and on a wider scale.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside youth and community facilities, play space and public open space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This development would enable the delivery of access improvements to, and land set aside for the expansion of, King Edmund School as required in the Core Strategy, which is likely to have a positive impact on the surrounding residential area. This option would have good relationship with the existing residential development. Design of the development will be determined through the development management process.</p> <p>Accessible public open space will be provided within this option, however, it does not relate well to the proposed Sustrans route or Greenways. Nevertheless there is an existing cycle route along Ashingdon Road running south towards Rochford town centre. There is also a playing field to the north along Ashingdon Road, and Clements Hall Leisure Centre in Hawkwell which is accessible via the existing bus service along Ashingdon Road/Rectory Road and would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities. This site is not within 60m of the high voltage powerlines situated to the east.</p> <p>The proposed public open space to be incorporated into this development would promote informal recreation. Clements Hall Leisure Centre and the playing field to the north along Ashingdon Road are also accessible from this site and would also promote informal recreation and encourage healthy, active lifestyles. This option relates well to the existing cycle route along Ashingdon Road running south, although it does not have the potential to connect to the proposed Sustrans route or Greenways.</p> <p>The proposed Sustrans route and Greenways are not accessible from this option. There is, however, an existing cycle route along Ashingdon Road running south, which has the potential to benefit from enhancement.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA3 – Commentary	Score
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The Golden Cross parade of shops is situated to the west of this option, which provides sustainable access to a range of services including a supermarket. This option is adjacent to King Edmund School and there are several primary schools located further along the Ashingdon Road. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	<p><b>+</b></p>
<p><b>4. Economy &amp; Employment</b></p>	<p>Ashingdon is primarily served by the services in the neighbouring town centre of Rochford situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth and community facilities to meet the needs of the entire community. Local services are situated to the west and are accessible from this site. A range of other local services including community and health facilities are located in Rochford town centre and are accessible via the existing public transport network.</p> <p>This option is not situated within Rochford town centre.</p> <p>The provision of youth and community facilities in this general location (albeit in the form of financial contributions) may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA3 – Commentary	Score
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ashingdon Road. It does not, however, have potential to connect to the proposed Sustrans route or Greenway.</p> <p>The location of this option to the east of Ashingdon is close to local services (for example Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways. The site can link to Brays Lane and the wider highway network, and there is potential to improve public transport links in the locality.</p> <p>This option is in proximity to a range of services including schools (it is adjacent to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the west of the site. Other local services situated in Rochford town centre and Clements Hall Leisure Centre in Hawkwell can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>There are a range of local services in proximity to this option. Other local services are located further along Ashingdon Road and in Rochford town centre to the south. Therefore the location of this option may not reduce the need to travel for some services such as health facilities. However, there is an existing bus route to the west of the site which can provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>This option is situated to the east of Ashingdon where there are some local services nearby, and there is an existing public transport route providing access to Rochford town centre as well as other local services along Ashingdon Road. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There are local services located to the west of the site, which are within walking distance. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located further along Ashingdon Road or those in the centre of Rochford to the south.</p> <p>The east of Ashingdon has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA3 – Commentary	Score	
<p><b>6. Biodiversity</b></p>	<p>This general location is not in proximity to the District's estuaries, salt marshes, or other important natural/semi-natural habitats.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. This option is grade 2 agricultural land (SEA Baseline Information Profile), however, the enclosure of the southern part of the site suggests that this field is not used for agricultural purposes – it is currently used as grazing land for horses – and may therefore have greater biodiversity value. The Ecological Survey undertaken as part of a planning application for this site (which included land to the north and south of Brays Lane) concluded that whilst much of the application site was considered to be an unsuitable habitat for reptiles, there are some small areas such as the hedgerows bounding the site which provide a suitable habitat. Similarly the ditch on site may provide a suitable habitat for Great Crested Newts (which are both UK and European protected species). There is also potential for the trees and hedgerows to be used by nesting birds, and some trees also have the potential to provide a suitable habitat for roosting bats. The impact of any development on local biodiversity needs to be carefully considered and it is imperative to ensure habitat connectivity. The impact on habitats should be mitigated against, as appropriate.</p> <p>This site is not situated within any nature conservation designations.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is on grade 2 agricultural land (SEA Baseline Information Profile), and includes the provision of public open space and the existing hedgerows along Brays Lane may be retained, as far as practicable, which would facilitate species movement and colonisation.</p> <p>There is potential for new habitat creation in this area.</p>	+	
<p><b>7. Cultural Heritage</b></p>	<p>This general location is situated within Historic Environment Character Zone 13 which is characterised by a gently undulating landform and arable fields north of the Roach and east of Rochford and Ashingdon (Rochford District Historic Environment Characterisation Project). The historic settlement and overall structure of fields, tracks and roads survives well. Limited investigations have resulted in low level of recorded historic assets which probably does not reflect the true situation. There is potential for extensive archaeological deposits in this zone. The coherence of the dispersed settlement and structure of historic landscape together with potential buried deposits would suffer if significant change occurred.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA3 – Commentary	Score	
	<p>There are no Listed Buildings in close proximity to this option, however, there are some Listed Buildings in the vicinity of Doggetts Farmhouse situated further to the south east of this option. The potential impact on any archaeological deposits would need to be considered with any development.</p>		
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile). The location of one of the sites to the south of Brays Lane would be able to create a defensible Green Belt boundary and thus have less of an impact on the integrity of the Green Belt on a wider scale. The extension of this option to the north of Brays Lane would create a less defensible Green Belt boundary in the locality, as opposed to EA1 and SER5, and would therefore have a greater impact on the integrity of the Green Belt on a wider scale.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The site to the south of Bray's Lane is bounded by residential development to the east and west, King Edmund School to the south and a Brays Lane to the north and would thus ensure a robust and defensible Green Belt boundary could be maintained in this locality. The site to the north of Brays Lane is bounded by residential development to the west, a dwelling to the east and Brays Lane to the south and would thus provide a less defensible Green Belt boundary compared to option EA1. The extent of this option to the north of Brays Lane, however, may not make the efficient use of land in the locality and unnecessarily encroach into undeveloped Green Belt land which may undermine the openness of the Green Belt on a wider scale. Further to this, the potential provision of financial contributions towards youth and community facilities at the neighbouring school or offsite in the vicinity, and the relatively small quantum of housing required for this location, would suggest that this option proposes an unnecessarily excessive amount of Green Belt to be reallocated.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA3 – Commentary	Score
<b>9. Climate Change and Energy</b>	<p>This option has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>10% of energy generated should be by on site renewable sources.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+
<b>10. Water</b>	<p>This option has the capacity to include Sustainable Drainage Systems (SUDs), although the severance of the sites may make the incorporation of SUDs to help mitigate any impact unviable. Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works and within the foul sewerage network to accommodate the proposed growth in this location.</p> <p>This option has the capacity to incorporate SUDs to help mitigate any impact of development on surface water, however, the severance of the sites within this option may make the incorporation of SUDs unviable.</p> <p>This option is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs (depending on the viability) can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option has the largest area of the three options. Development would therefore be less dense and would not ensure the efficient use of land.</p> <p>The potential impact of development on soil quality is unknown. The option is grade 2 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile) and would therefore lead to a loss of high quality (although not the best) agricultural land. The size of the site means that it will result in a greater loss of agricultural land than other options.</p>	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option EA3 – Commentary	Score
<b>12. Air Quality</b>	<p>There are some local services located to the west of this option along Ashingdon Road, and there is an existing bus route nearby which can provide sustainable access to Rochford town centre to the south for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	+



## South West Hullbridge

### Policy SER6

SA Objective	Policy SER6 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>The previous SA has identified that the addition of new housing to the village of Great Wakering would provide homes for families to ensure that they are not forced to leave the area. It would also promote the redevelopment of Great Wakering.</p> <p>Development of this site will ensure the necessary funding for key community facilities. It is also likely to increase the use of existing facilities within Hullbridge.</p> <p>SER6 sits close to the south western boundary of Hullbridge. This layout has a favorable impact on sustainability because it ensures that there is good access to the local shops and services in Hullbridge. It also makes provision for additional public open space and play space. SER6 can provide a strong boundary to the west and can ensure that the Green Belt boundary is defensible through following natural field boundaries.</p> <p>Community facilities will be developed during the first phase of the site’s development, which will potentially have a positive impact on community cohesion as these will provide for the needs of new and existing communities.</p> <p>SER6 can be integrated effectively into the existing community of Hullbridge, due to its good access to the centre of the settlement along Windermere Avenue and Malyons Lane. Connections with Ferry Road are also strong.</p> <p>The concept statement proposes that the majority of road links to the east should predominantly provide pedestrian and cycle access to the center of the village. This suggestion has the potential to ensure that the new development is integrated with the existing development and that residents of the new development will have access to not only the services and facilities within the site but also those available in the wider area.</p>	<p><b>++</b></p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>SER6 will incorporate pedestrian and cycle networks into the provision for community infrastructure. This will then have a positive impact on the health and wellbeing of the community.</p> <p>The site has a good relationship with the existing settlement and will provide more opportunities for community cohesion.</p> <p>The option provides improved access to community and leisure facilities including a playing field along Hullbridge Road and another to the north east of Ferry Road along Pooles Lane. There are also yacht clubs along the river.</p>	<p><b>++</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER6 – Commentary	Score
	<p>The site should also include well integrated natural/semi-natural greenspace, which is accessible to all members of the community.</p> <p>Overall the long term effect on the health of the community will be a positive one with increased access to sustainable modes of travel available to a greater number of people and more community facilities supporting the area.</p> <p>The site has the potential to incorporate new pedestrian and cycle paths within the site. This will potentially have a positive knock on effect to health. In particular the site should facilitate the proposed Sustrans cycle network along the Watery Lane and Lower Road section to the south of the site.</p>	
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This policy can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved.</p> <p>Development of the site is planned to occur in two phases. The two phases can accommodate at least the minimum requirement of 500 dwellings, although phase two of the site (SER6b) will be safeguarded from development until 2021.</p> <p>Phase 2 (SER6b) can be released for development prior to 2021 if it can be demonstrated that there is a requirement for the second phase to meet housing need in terms of a 5 year land supply.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p>	<p><b>+</b></p>
<p><b>4. Economy &amp; Employment</b></p>	<p>Development in a village such as Hullbridge, which has a range of local services, would help to sustain such services. However, being a village it is primarily served by the services in the neighbouring town centre of Rayleigh situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>The proximity of SER6 to local shops and services will serve to enhance the local economy of Hullbridge. The links with Watery Lane and Lower Road also provide access to the rest of the District and to the larger retail centres in the District.</p>	<p><b>++</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER6 – Commentary	Score	
	<p>SER6 will positively impact the local economy by increasing the use of local shops and services along Ferry Road. It also provides for good transport and public transport links to lower road which will allow residents to make use of facilities in other areas of the district through the local highways network.</p> <p>Generally the purpose of the development in Hullbridge is not to increase the aggregate retail capacity of the village because it is primarily served by the larger retail centre of Rayleigh.</p>		
<p><b>5. Accessibility</b></p>	<p>SER6 is located within walking distance to the centre of Hullbridge. This will serve to reduce the amount of private vehicle use generated by the site as well as ensuring that the local shops and services are readily accessible to residents.</p> <p>The site should facilitate links and enhancements to the local pedestrian/cycling and bridleway network; these links should accompany both phases of development. In particular the site should facilitate the development of the proposed Sustrans cycle network along the Watery Lane and Lower Road section to the south of the site through financial contributions. The proximity to Watery Lane and Hullbridge Road provide good road links to Rayleigh, Rochford and to other locations outside of the district.</p> <p>SER6 has good links with existing roads (Lower Road and Ferry Road). This reduces the risk of development pressure in this area and ensures that the settlement will retain its character and won't coalesce with other settlements.</p> <p>A Sustrans cycle route has been proposed which has a beneficial relationship with SER6.</p> <p>This site is not well related to any of the proposed Greenways proposed within the district.</p>	+	-
<p><b>6. Biodiversity</b></p>	<p>This site is situated on grade 3 agricultural land (SEA Baseline Information Profile) and is not located in immediate proximity to any areas designated for their ecological importance. Although part of this site is situated within the Coastal Protection Belt, this is a landscape quality designation rather than an indication of ecological value. There is, however, a local nature reserve (Kendal Park) further to the north, which could be subject to increased recreational pressure with any development in this location.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>There is potential for new habitat creation in this area, which would facilitate species movement and colonisation.</p> <p>The inclusion of public open space within this option has the potential to reduce the recreational pressure on existing public open space including Kendal Park.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER6 – Commentary	Score	
<p><b>7. Cultural Heritage</b></p>	<p>This option is predominantly situated within Historic Environment Character Zone 36 (Rochford District Historic Environment Characterisation Project). This zone extends to the north west of Hullbridge to meet the River Crouch. There is potential for extensive surviving deposits, due to relatively little modern disturbance. The open area is sensitive to development. There are no Listed Buildings in proximity to the site.</p> <p>The other options proposed for South West Hullbridge all perform similarly in terms of their impact on cultural heritage.</p>	-	
<p><b>8. Landscape &amp; Townscape</b></p>	<p>SER6 will have a negative impact on the Green Belt, some of which will have to be released for the site. This is the case with all of the other options proposed for this general location. SER6 is similar to SWH1 in that it is orientated in such a way that it does not extend too deeply into the Green Belt.</p> <p>SER6 impinges slightly on the Coastal Protection Belt. Although the Coastal Protection Belt is a designation of landscape character rather than of biodiversity the impact upon it must still be taken into consideration.</p> <p>Public open space will be allocated giving access to green space. Play space can also be provided with any development.</p> <p>This option is situated on Grade 3 agricultural land. All other options are similarly situated so there are no realistic alternatives.</p> <p>The site extends into Green Belt land, however it does ensure that a defensible Green Belt boundary continues to exist, being bordered as it is to the north and east by the existing residential area and by Lower Road to the south. The site will form a coherent westwards boundary the Hullbridge as it follows natural field boundaries.</p> <p>SWH1, 2, 3 are located in the Coastal Protection Belt, which is a landscape quality designation. However part of the site is also within the Coastal Protection Belt. The portion of the site which is in the Belt can be used as public open space to mitigate the impact of development but there may also be a need to integrate public open space into the rest of the development, so this might not be the approach taken.</p> <p>Under any circumstances the site is bordered by the north by an area of existing development so the impact of the site on the Coastal Protection Belt will be minimal if any. The boundary of the Coastal Protection Belt in this area will need to be redrawn.</p> <p>The footprint of SER6 is greater than SWH4 and smaller than SWH3. The first phase of development is the same size as SWH2, covering 13.6ha and the second phase enlarges the site by 9.7ha. As such it ensures that the land is used efficiently for mixed use development and provides a range of housing types and tenure.</p>	++	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER6 – Commentary	Score	
	<p>Trees and hedges should be developed along the northern, eastern and southern boundaries of the site. This will ensure that a strong green buffer is created between the new and existing development. The buffer should be designed in a way that allows for integration of the existing settlement with SER6.</p> <p>Play space on a minimum of is required by the concept statement although the amount provided will vary to some degree depending on the type of play space provided.</p>		
<b>9. Climate Change and Energy</b>	<p>The site can accommodate dwellings which comply with the Code for Sustainable Homes.</p> <p>On site renewables and low carbon technology can be included on the site. With 10% of the energy requirements for the site being met by low carbon and renewable sources.</p>	<b>+</b>	
<b>10. Water</b>	<p>No significant side effects have been identified. SER6 is not within an area at risk of flooding however there is an area of flood risk 2 and 3 situated further to the west of the site around Watery Lane.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to accommodate Sustainable Drainage Systems (SUDs) as well as grey water recycling. The size of the site makes these measures more viable.</p>	<b>+</b>	
<b>11. Land and Soil</b>	<p>The site is situated on greenfield land.</p> <p>Greenfield land is not contaminated.</p> <p>The site is located in Greenfield land and is Grade 3 agricultural land which is the same as SWH1, SWH2, SWH3 and SWH4. All of the sites within this general location perform similarly in terms of their impact on agricultural land.</p>	<b>-</b>	
<b>12. Air Quality</b>	<p>The site is well related to the centre of Hullbridge and residents will have access to local shops and services that will reduce the need to use cars. There is also good access to sustainable transport which will have a positive impact on air quality by reducing private travel.</p>	<b>+</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER6 – Commentary	Score
	<p>SER6 can accommodate provision for pedestrian and cycle transport which could reduce the overall impact on air quality generated by the site.</p> <p>There will still be a need for private car use so that residents can access the retail and services in other areas of the district including Rayleigh.</p> <p>There are no Air Quality Management Areas near to this site.</p>	
<b>13. Sustainable Design and Construction</b>	<p>No significant effects have been identified in this category. Any development will be required to meet the same standards for sustainable design.</p> <p>The scale and topography of the site ensure that there are no physical restrictions to the sustainable design and construction.</p>	<b>+</b>

### Option SWH1

SA Objective	Option SWH1 – Commentary	Score
<b>1. Balanced Communities</b>	<p>This option is adjacent to the existing residential development to the south west of Hullbridge. It would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school.</p> <p>The provision of a range of local facilities such as youth, leisure and community facilities, as well as open space, are proposed for this general location. There are opportunities to enhance the provision of sustainable transport modes.</p> <p>This option is in proximity to a range of services including schools (Riverside Infants School and Junior School are situated to the north along Ferry Road), and local convenience stores and other local shops, which would enable equal opportunities in terms of access to services and facilities, and that all sections of the community are catered for. There are also accessible community facilities and health facilities situated further along Ferry Road. The facilities along Ferry Road may also be accessible through use of the existing bus service.</p> <p>There are a range of outdoor sports facilities and public open space in proximity to the site. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p>	<b>+</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH1 – Commentary	Score	
	<p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or public transport, or there are a wider range of services situated in Rayleigh town centre to the south, which can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside youth and community facilities, play space and public open space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This option has a good relationship with the existing settlement, which would promote community cohesion. Design of the development will be determined through the development management process.</p> <p>Accessible public open space and leisure facilities will be provided within this option.</p> <p>It would relate well with the proposed Sustrans route, although the proposed Greenways are less accessible from this site. There is also a playing field to south east along Lower Road, a golf course to the south along Hullbridge Road, and a playing field and other facilities to the north east at the top of Ferry Road along Pooles Lane. There are also yacht clubs along the river and Kendal Park. The existing and proposed facilities would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space and leisure facilities to be incorporated into this development would promote informal recreation. In addition, the playing field and associated facilities along Pooles Lane and Lower Road, the golf course, yacht clubs and Kendal Park are also accessible from this site and would also promote informal recreation and encourage healthy, active lifestyles. This option relates well to the proposed Sustrans route, although it does not have the potential to connect to any proposed Greenways.</p> <p>This site has the potential to connect to the proposed Sustrans route, although the proposed Greenways would be less accessible from this general location.</p>	<p>++</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH1 – Commentary	Score	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing. This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>This public transport link also provides access to Rayleigh town centre to the south of the site. A range of youth, leisure and community facilities would be allocated within this development, which would ensure that there is sustainable access to key services. This may include additional health facilities.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>Development in a village such as Hullbridge, which has a range of local services, would help to sustain such services. However, being a village it is primarily served by the services in the neighbouring town centre of Rayleigh situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth, leisure and community facilities to meet the needs of the entire community. A range of local services including education, health and outdoor sports are accessible from this site. A range of other local services are located in Rayleigh to the south and are accessible via the existing public transport network, providing access and enhancing consumer choice for those without access to private transport.</p> <p>This option is not situated within Rayleigh town centre.</p> <p>The provision of youth, leisure and community facilities in this general location may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+	
<b>5. Accessibility</b>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. There is good access to local services along Ferry Road and other local facilities within Hullbridge. The site can link to Lower Road and existing minor roads to the east, however, pedestrian links to the east would be recommended to prevent a possible negative impact on the village's existing highway network, and to encourage more sustainable transport to the village's services. Thus there are opportunities to encourage walking and cycling to local village services and to connect to a proposed Sustrans route, although this general location does not have a good relationship with any proposed Greenways. There is also potential to improve public transport links in the locality. The layout of the option is such that there are numerous opportunities to create pedestrian accesses onto Ferry Road, and to the services and facilities available there.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH1 – Commentary	Score	
	<p>This option is in proximity to a range of services including schools, a supermarket and other local shops along Ferry Road to the east of the site. Other local services situated in Hullbridge and Rayleigh town centre can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>Other local services are located within Hullbridge which are in proximity to the site and in Rayleigh town centre to the south. Therefore the location of this option may not reduce the need to travel for some services. However, there is an existing bus route along Ferry Road and Lower Road, to the east and south of the site, respectively, which can provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>This option is situated to the south west of Hullbridge where there are some local services nearby, and there is an existing public transport route providing access to Rayleigh town centre. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There are local services located to the east of the site, which are within walking distance. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located in Hullbridge or those in the centre of Rayleigh to the south. The south west of Hullbridge has links with the neighbouring economic centres of Chelmsford and Basildon which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>		
<p><b>6. Biodiversity</b></p>	<p>This option is situated to the south of the River Crouch and the northern section is within the designated Coastal Protection Belt, although this is a landscape quality designation rather than an indication of ecological value.</p> <p>This site is situated on grade 3 agricultural land (SEA Baseline Information Profile) and is not located in immediate proximity to any areas designated for their ecological importance. Although part of this site is situated within the Coastal Protection Belt, this is a landscape quality designation rather than an indication of ecological value. There is, however, a local nature reserve (Kendal Park) further to the north, which could be subject to increased recreational pressure with any development in this location. The inclusion of public open space within this option has the potential to reduce the recreational pressure on existing public open space including Kendal Park.</p> <p>This site is not situated within any nature conservation designations.</p> <p>There will be no impact on known sites of geological significance.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH1 – Commentary	Score	
	<p>This option is situated on greenfield land.</p> <p>There is potential for new habitat creation in this area, which would facilitate species movement and colonisation.</p>		
<b>7. Cultural Heritage</b>	<p>This option is predominantly situated within Historic Environment Character Zone 36 (Rochford District Historic Environment Characterisation Project). This zone extends to the north west of Hullbridge to meet the River Crouch. There is potential for extensive surviving deposits, due to relatively little modern disturbance. The open area is sensitive to development. There are no Listed Buildings in proximity to the site.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development. This option is similar to SH6 in that it follows the natural pattern and growth of the existing residential area (north to south) and would ensure the least projection to the west as opposed to SWH3 and SWH4. This option has a good relationship with the existing settlement and would be able to provide a robust and defensible Green Belt boundary. This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is enclosed by residential development to the north and east and Lower Road to the south. If the land to the south of the designated Coastal Protection Belt was developed (between Lower Road and Malyons Farmhouse) and the section to the north currently in the Coastal Protection Belt was left undeveloped then this would potentially undermine the robustness of the Green Belt boundary in the locality and its openness on a wider scale. Nevertheless, this area could be designated as public open space within this option to maintain this landscape and designation. Although the northern extent of the site between Malyons Farmhouse and Windermere Avenue is situated within the Coastal Protection Belt (but this is to a lesser extent than SWH3) this does not mean that this area is necessarily of ecological value. The purpose of the Coastal Protection Belt is to protect the rural and undeveloped coastline.</p> <p>Whilst this option extends north into the Coastal Protection Belt, this area may be allocated as public open space within the site which could maintain this landscape and designation. Part of this option is within the Coastal Protection Belt (which is a landscape quality designation rather than an indication of ecological value) and whilst, as stated above, the portion of the site within this landscape designation could potentially be used for public open space there may be other sustainability concerns with such an approach (such as the desire to integrate public open space and housing), and there would still be pressure on the landscape designation. Notwithstanding this, it is pertinent to note that, although development in this location may have an impact on the rural, undeveloped coastline, this option is bounded to the north – between the site and the River Crouch – by existing residential development.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH1 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>This option is not within an area at risk of flooding.</p>	<b>+</b>	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>The site is not within an area at risk of flooding, although it is acknowledged that there is an area of flood zone 2 and 3 situated further to the west of the site around Watery Lane. A range of SUDs are available which can be used to manage excess surface water. Public open space will be provided and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<b>+</b>	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option would promote mixed use development. It has the same area as SWH2, a greater area than SWH4 and a smaller area compared to SWH3. It's area is not as great as SE6. However this option will still ensure the efficient use of land.</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This option is on grade 3 agricultural land and would ensure that agricultural land of a greater value is protected.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH1 – Commentary	Score
<b>12. Air Quality</b>	<p>There are a range of local services located in Hullbridge, and there is an existing bus route nearby which can provide sustainable access to the centre of Rayleigh to the south, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a proposed Sustrans route in close proximity to the site.</p> <p>There are no AQMAs in proximity to this site.</p>	<b>+</b>
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	<b>+</b>

### Option SWH2

SA Objective	Option SWH2 – Commentary	Score
<b>1. Balanced Communities</b>	This option is adjacent to the existing residential development to the south west of Hullbridge. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. The provision of a range of local facilities such as youth, leisure and community facilities, as well as open space, are proposed for this general location. There are opportunities to enhance the provision of sustainable transport modes.	<b>++</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH2 – Commentary	Score
	<p>This option is in proximity to a range of services including schools (Riverside Infants School and Junior School are situated to the north along Ferry Road), and local convenience stores and other local shops, which would enable equal opportunities in terms of access to services and facilities, and that all sections of the community are catered for. There are also accessible community facilities and health facilities situated further along Ferry Road. The facilities along Ferry Road may also be accessible through use of the existing bus service. This public transport link also provides access to Rayleigh town centre to the south of the site. There are a range of outdoor sports facilities and public open space in proximity to the site. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site. A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population.</p> <p>Community facilities may include the provision of an adult education centre which could enhance the qualifications and skills of the local community.</p> <p>A range of housing tenure, type and affordability would be provided, alongside youth and community facilities, play space and public open space and opportunities to improve access to public transport provision and local services.</p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This option has a good relationship with the existing settlement, which would promote community cohesion.</p> <p>Accessible public open space and leisure facilities will be provided within this option. It would relate well with the proposed Sustrans route, although the proposed Greenways are less accessible from this site. There is also a playing field to south east along Lower Road, a golf course to the south along Hullbridge Road, and a playing field and other facilities to the north east at the top of Ferry Road along Pooles Lane. There are also yacht clubs along the river and Kendal Park. The existing and proposed facilities would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space and leisure facilities to be incorporated into this development would promote informal recreation. In addition, the playing field and associated facilities along Pooles Lane and Lower Road, the golf course, yacht clubs and Kendal Park are also accessible from this site and would also promote informal recreation and encourage healthy, active lifestyles. This option relates well to the proposed Sustrans route, although it does not have the potential to connect to any proposed Greenways.</p>	<p><b>++</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH2 – Commentary	Score
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+
<b>4. Economy &amp; Employment</b>	<p>Development in a village such as Hullbridge, which has a range of local services, would help to sustain such services. However, being a village it is primarily served by the services in the neighbouring town centre of Rayleigh situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>Residential development in this location has the potential to support local shops and services. This option would enhance consumer choice through the provision of public open space, play space, and youth, leisure and community facilities to meet the needs of the entire community. A range of local services including education, health and outdoor sports are accessible from this site. A range of other local services are located in Rayleigh to the south and are accessible via the existing public transport network, providing access and enhancing consumer choice for those without access to private transport.</p> <p>This option is not situated within Rayleigh town centre.</p> <p>The provision of youth, leisure and community facilities in this general location may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+
<b>5. Accessibility</b>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ferry Road to the east and Lower Road to the south of the site. There is a proposed Sustrans route which would have a good relationship with this option, although none of the proposed Greenways would be accessible from this option.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH2 – Commentary	Score
	<p>There is good access to local services along Ferry Road and other local facilities within Hullbridge. The site can link to Lower Road and existing minor roads to the east, however, pedestrian links to the east would be recommended to prevent a possible negative impact on the villages existing highway network, and to encourage more sustainable transport to the village's services. Thus there are opportunities to encourage walking and cycling to local village services and to connect to a proposed Sustrans route, although this general location does not have a good relationship with any proposed Greenways. There is also potential to improve public transport links in the locality. The layout of the option is such that there are numerous opportunities to create pedestrian accesses onto Ferry Road, and to the services and facilities available there.</p> <p>This option is in proximity to a range of services including schools, a supermarket and other local shops along Ferry Road to the east of the site. Other local services situated in Hullbridge and Rayleigh town centre can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>Other local services are located within Hullbridge which are in proximity to the site and in Rayleigh town centre to the south. Therefore the location of this option may not reduce the need to travel for some services. However, there is an existing bus route along Ferry Road and Lower Road, to the east and south of the site, respectively, which can provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>This option is situated to the south west of Hullbridge where there are some local services nearby, and there is an existing public transport route providing access to Rayleigh town centre. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There are local services located to the east of the site, which are within walking distance. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located in Hullbridge or those in the centre of Rayleigh to the south.</p> <p>The south west of Hullbridge has links with the neighbouring economic centres of Chelmsford and Basildon which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH2 – Commentary	Score	
<p><b>6. Biodiversity</b></p>	<p>This option is situated to the south of the River Crouch. The northern section is within the designated Coastal Protection Belt, however, this is to a lesser extent than SWH1 as it does not encompass the field to the north west. The Coastal Protection Belt is, however, a landscape quality designation rather than an indication of ecological value. This site is situated on grade 3 agricultural land (SEA Baseline Information Profile) and is not located in immediate proximity to any areas designated for their ecological importance. Although part of this site is situated within the Coastal Protection Belt, this is a landscape quality designation rather than an indication of ecological value. There is, however, a local nature reserve (Kendal Park) further to the north, which could be subject to increased recreational pressure with any development in this location. The inclusion of public open space within this option has the potential to reduce the recreational pressure on existing public open space including Kendal Park.</p> <p>This site is not situated within any nature conservation designations.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p>	<p><b>0</b></p>	<p>-</p>
<p><b>7. Cultural Heritage</b></p>	<p>This option is predominantly situated within Historic Environment Character Zone 36 (Rochford District Historic Environment Characterisation Project). This zone extends to the north west of Hullbridge to meet the River Crouch. There is potential for extensive surviving deposits, due to relatively little modern disturbance. The open area is sensitive to development. There are no Listed Buildings in proximity to the site.</p>	<p>-</p>	
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 3 agricultural land. It would ensure the least projection to the west when compared to alternatives in this general location, although it extends further along the southern boundary than SWH1 and SER6. This option has a good relationship with the existing settlement and would be able to provide a robust and defensible Green Belt boundary.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p>	<p><b>+</b></p>	<p>-</p>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH2 – Commentary	Score
	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is enclosed by residential development to the east and north, and Lower Road and Watery Lane to the south. It extends further to the west than SWH1 and SER6 past the junction of Lower Road, Watery Lane and Hullbridge Road but the northern section does not extend as far to the west. The projection of this option further to the west would potentially have a greater visual impact in the locality from the roads to the south compared to SWH1. However, it would still be better placed to provide a defensible Green Belt boundary than SWH3 and SWH4. If the land to the south of this designated area was developed (between Lower Road and Malyons Farmhouse) and the section to the north currently in the Coastal Protection Belt was left undeveloped then this would potentially undermine the robustness of the Green Belt boundary in the locality and its openness on a wider scale. Nevertheless, this area could be designated as public open space within this option to maintain this landscape and designation.</p> <p>Although the northern extent of the site between Malyons Farmhouse and Windermere Avenue is situated within the Coastal Protection Belt (but this is to a lesser extent than SWH1 and SWH3) this does not mean that this area is necessarily of ecological value. The purpose of the Coastal Protection Belt is to protect the rural and undeveloped coastline. Whilst this option extends north into the Coastal Protection Belt, this area may be allocated as public open space within the site which could maintain this landscape and designation. Development in this location would have an impact on the rural, undeveloped coastline, although the area directly north of this option is existing residential development. Whilst the northern most portion of this site is within the Coastal Protection Belt, due to the aforementioned projection to the west within this option and the fact that the site is bounded to the north by existing residential development, this option would have less impact on the integrity of the landscape designation than alternatives such as SWH3.</p>	
<p><b>9. Climate Change and Energy</b></p>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH2 – Commentary	Score
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>The site is not within an area at risk of flooding, although it is acknowledged that there is an area of flood zone 2 and 3 situated further to the west of the site around Watery Lane. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<b>+</b>
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option would promote mixed use development. It has the same area as SWH1, a greater area than SWH4 and a smaller area compared to SWH3. This option would therefore ensure the efficient use of land. The impact on soil quality is unknown. This option is on grade 3 agricultural land (SEA Baseline Information Profile). This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	<b>-</b>
<b>12. Air Quality</b>	<p>There are a range of local services located in Hullbridge, and there is an existing bus route nearby which can provide sustainable access to the centre of Rayleigh to the south, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a proposed Sustrans route in close proximity to the site.</p> <p>There are no AQMAs in proximity to this site.</p>	<b>+</b>
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can be incorporated into the development.</p>	<b>+</b>

Option SWH3

SA Objective	Option SWH3 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>This option is adjacent to the existing residential development to the south west of Hullbridge. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. The provision of a range of local facilities such as youth, leisure and community facilities, as well as open space, are proposed for this general location. There are opportunities to enhance the provision of sustainable transport modes.</p> <p>This option is in proximity to a range of services including schools (Riverside Infants School and Junior School are situated to the north along Ferry Road), and local convenience stores and other local shops, which has the potential enable equal opportunities in terms of access to services and facilities, and that all sections of the community are catered for. There are also community facilities and health facilities situated further along Ferry Road. However, the services in Hullbridge may be less accessible for those in the community without access to private transport as this option extend further away from the centre (Ferry Road to the east).The existing public transport link also provides access to Rayleigh town centre to the south of the site, but again this may be less accessible for some as the option extends further to the north west than SER6, SWH1 and SWH2. It also does not connect to Lower Road which may further limit the equal opportunities for the population. There are a range of outdoor sports facilities and public open space in proximity to the site. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p> <p>Community facilities may include the provision of an adult education centre which could enhance the qualifications and skills of the local community.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside youth and community facilities, play space and public open space and opportunities to improve access to public transport provision and local services.</p>	+	-
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This option does not have a good relationship with the existing settlement, compared to SWH1, SER6 and SWH2. This option extends away from the village centre (along Ferry Road where many local services are located) which may negatively impact on community cohesion and accessibility. Design of the development will be determined through the development management process.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH3 – Commentary	Score
	<p>Accessible public open space and leisure facilities will be provided within this option. It would not relate well with the proposed Sustrans cycle route, as opposed to the other options such as SER6, SWH1 and SWH2, and the proposed Greenways are less accessible from this site. There is a playing field to south east along Lower Road, and a golf course to the south along Hullbridge Road, which would be less accessible from this option as opposed to SER6, SWH1, SWH2 and SWH4. There is, however, a playing field and other facilities to the north east at the top of Ferry Road along Pooles Lane, which would still be accessible. There are also yacht clubs along the river and Kendal Park. The existing and proposed facilities would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space and leisure facilities to be incorporated into this development would promote informal recreation. Furthermore, this option does not relate as well to the proposed Sustrans cycle route, as opposed to the other options for this general location, and it does not have the potential to connect to any proposed Greenways.</p>	
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs. This option is in proximity to a range of services including schools (Riverside Infants School and Junior School are situated to the north along Ferry Road), and a local convenience store with another one situated further along Ferry Road and other local shops, which has the potential to ensure sustainable access to key services, although this option extends further away from these service which may impinge on accessibility for some. There are also accessible community facilities and health facilities situated further along Ferry Road, as well as a range of outdoor sports facilities and public open space in proximity to the site. The facilities along Ferry Road may also be accessible through use of the existing bus service. This public transport link also provides access to Rayleigh town centre to the south of the site. A range of youth, leisure and community facilities would be allocated within this development, which would ensure that there is sustainable access to key services. This may include additional health facilities.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	<p>+</p>
<p><b>4. Economy &amp; Employment</b></p>	<p>Development in a village such as Hullbridge, which has a range of local services, would help to sustain such services. However, being a village it is primarily served by the services in the neighbouring town centre of Rayleigh situated to the south of this general location, and so does not seek to focus development within this centre.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH3 – Commentary	Score	
	<p>Residential development in this location has the potential to support local shops and services.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth, leisure and community facilities to meet the needs of the entire community. A range of local services including education, health and outdoor sports are accessible from this site. A range of other local services are located in Rayleigh to the south and are accessible via the existing public transport network, providing access and enhancing consumer choice for those without access to private transport. Some local services, due to the extension of this option away from Ferry Road to the east, may be less accessible as opposed to other options for this general location.</p> <p>This option is not situated within Rayleigh town centre.</p> <p>The provision of youth, leisure and community facilities in this general location may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>		
<p><b>5. Accessibility</b></p>	<p>There would be good access to local services along Ferry Road and other local facilities within Hullbridge for most of this option, however, as the site extends further to the west these services and facilities may be less accessible for some. As the site is detached from the main roads to the south (Lower Road and Watery Lane), this makes the access onto these routes less viable. The site may only be accessible via the minor roads to the east, which all connect to Ferry Road. Such an arrangement would have a negative impact in terms of traffic and accessibility, particularly at the junction of Ferry Road and Lower Road.</p> <p>This option would therefore potentially require a new road link outside of the site which would further encroach into the Green Belt. In this case, pedestrian links to the existing minor roads to the east would be recommended to prevent a possible negative impact on the villages existing highway network, and to encourage more sustainable transport to the village's services. Thus there are potential opportunities to encourage walking and cycling to local village services from this option. This general location does not have a good relationship with any proposed Greenways, and this site is not well related to the proposed Sustrans route when compared to the alternatives. However, there is potential to improve public transport links in the locality.</p> <p>This option is in proximity to a range of services including schools, a supermarket and other local shops along Ferry Road to the east of the site, however, the extension of this site away from these services and facilities may make</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH3 – Commentary	Score	
	<p>them less accessible for some. Other local services situated in Hullbridge and Rayleigh town centre may contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>The location of this option may not reduce the need to travel for some services. However, there is an existing bus route along Ferry Road and Lower Road, to the east and south of the site, respectively, which may provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>The site may only be accessible via the minor roads to the east, which all connect to Ferry Road. Such an arrangement would have a negative impact in terms of traffic and accessibility, particularly at the junction of Ferry Road and Lower Road. This option would therefore potentially require a new road link outside of the site.</p> <p>There are local services located to the east of the site, which may be within walking distance for some of this option, however, the extension of the site away from these local services may make them less accessible for some. This therefore may impact on accessibility for all sections of the community, although there is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located in Hullbridge or those in the centre of Rayleigh to the south.</p> <p>The south west of Hullbridge has links with the neighbouring economic centres of Chelmsford and Basildon. This relationship may therefore not reduce out-commuting.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>		
<p><b>6. Biodiversity</b></p>	<p>This option is situated to the south of the River Crouch. The majority of the northern section of this option is within the designated Coastal Protection Belt, however, this is to a greater extent than SER6, SWH1 and SWH2 as it does not encompass the fields to the south along Watery Lane/Lower Road. The Coastal Protection Belt is, however, a landscape designation rather than an indication of ecological value.</p> <p>This site is situated on grade 3 agricultural land (SEA Baseline Information Profile) and is not located in immediate proximity to any areas designated for their ecological importance. Although part of this site is situated within the Coastal Protection Belt, this is a landscape quality designation rather than an indication of ecological value. There is, however, a local nature reserve (Kendal Park) further to the north, which could be subject to increased recreational pressure with any development in this location. The inclusion of public open space within this option has the potential to reduce the recreational pressure on existing public open space including Kendal Park.</p>	<p><b>0</b></p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH3 – Commentary	Score	
	<p>This site is not situated within any nature conservation designations. There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is on grade 3 agricultural land. This will prevent the loss (SEA Baseline Information Profile) and includes the provision of public open space. There is potential for new habitat creation in this area, which would facilitate species movement and colonisation.</p>		
<b>7. Cultural Heritage</b>	<p>This option is predominantly situated within Historic Environment Character Zone 36 (Rochford District Historic Environment Characterisation Project). This zone extends to the north west of Hullbridge to meet the River Crouch. There is potential for extensive surviving deposits, due to relatively little modern disturbance. The open area is sensitive to development. There are no Listed Buildings in proximity to the site.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 3 agricultural land. It projects further to the west than the other options for this general location. This option has a good relationship with the existing settlement but would be less able to provide a robust and defensible Green Belt boundary.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The site is enclosed by residential development to the east and to the north and agricultural land to the south and west. This option extends further to the west than the other three options for the general location past the junction of Lower Road, Watery Lane and Hullbridge Road, however, it does not extend as far to the south to enable a direct link to either Lower Road, Watery Lane or Hullbridge Road. The arrangement of this option would be less able to provide a defensible Green Belt boundary through leaving the area to the south undeveloped, which may weaken the boundaries in the locality and undermine the openness of the Green Belt on a wider scale, compared to some of the other options for this locality (SER6,SWH1 and SWH2).</p> <p>Although much of the site is situated within the Coastal Protection Belt (SWH1 and SWH2 encroach to a lesser extent, and SWH4 does not encroach at all into this designation) this does not mean that this area is necessarily of ecological value. The purpose of the Coastal Protection Belt is to protect the rural and undeveloped coastline. Whilst</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH3 – Commentary	Score	
	<p>this option extends into the Coastal Protection Belt, some of this area may be allocated as public open space to maintain this landscape and designation. However, with this option it would be very challenging to accommodate the dwelling numbers within the portion of the site which is not designated as Coastal Protection Belt.</p> <p>Development in this location would therefore have an impact on the rural, undeveloped coastline, although the area directly north of this option is existing residential development. This option extends further into the Coastal Protection Belt than the alternatives and, as such, is likely to have the greatest impact on this landscape designation.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>The site is not within an area at risk of flooding, although it is acknowledged that there is an area of flood zone 2 and 3 in proximity to the site, to the west (which is particularly close to the boundary), south west and further to the north.</p> <p>Public open space will be provided and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option has a greater area than the other three options. Development would therefore be less dense and this option would ensure a less efficient use of land than the other options.</p> <p>The impact on soil quality is unknown. This option is on grade 3 agricultural land (SEA Baseline Information Profile).</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH3 – Commentary	Score	
	<p>Greenfield land is not thought to be contaminated.</p> <p>This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>		
<b>12. Air Quality</b>	<p>Although the extension of this site away from the range of local services located in Hullbridge may make them less accessible for some, there is an existing bus route nearby which may provide sustainable access to the centre of Rayleigh to the south, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a proposed Sustrans route in close proximity to the site.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	

### Option SWH4

SA Objective	Option SWH4 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The scale of this development would ensure the phasing of infrastructure with the capacity to provide the required facilities including play space, public open space, youth, leisure and community facilities and leisure facilities allocated for this general location to meet ongoing and future needs. This option identifies two sites; one to the north and one to the south of Lower Road.</p> <p>This option is situated in proximity to existing residential development, although the severance of the sites may have an impact on the regeneration and enhancement of existing communities. Nevertheless this allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. The provision of a range of local facilities such as youth, leisure and community facilities, as well as open space, are proposed for this general location. There are opportunities to enhance the provision of sustainable transport modes.</p> <p>This option is in proximity to a range of services including schools (Riverside Infants School and Junior School are situated to the north along Ferry Road), local convenience stores and other local shops, which has the potential</p>	++	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH4 – Commentary	Score	
	<p>enable equal opportunities in terms of access to services and facilities, and that all sections of the community are catered for. There are also community facilities and health facilities situated further along Ferry Road. However, the services in Hullbridge may be less accessible for those in the community without access to private transport as this option extend further away from the centre to the south of Lower Road. The existing public transport link, however, also provides access to Rayleigh town centre to the south of the site. There are a range of outdoor sports facilities and public open space in proximity to this option. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It may not ensure equal opportunities and that all sections of the community are catered for compared to SER6, SWH1 and SWH2 as it extends further to the south away from many local services.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which may be less accessible on foot than SER6, SWH1 and SWH2. A wider range of services situated in Rayleigh town centre to the south can be accessed using the existing bus service. Essential services may therefore be less accessible to those without access to private transport and may not ensure that the needs of an ageing population are met in this location.</p> <p>Potentially there is no impact, however, this will depend on what community facilities are provided within this general location. Community facilities may include the provision of an adult education centre which could enhance the qualifications and skills of the local community.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside youth and community facilities, play space and public open space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The site to the north is enclosed by residential development to the east, Lower Road to the south and agricultural land to the north and west. It has good links with the existing settlement. The site to the south is enclosed by residential development to the east, Lower Road and Hullbridge Road to the north and west respectively and a golf course to the south.</p> <p>The severance of the sites by Lower Road may potentially have an impact on community cohesion, although there is residential development adjacent to both sites. Design of the development will be determined through the development management process.</p>	<p>++</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH4 – Commentary	Score	
	<p>Accessible public open space and leisure facilities will be provided within this option. It would relate well with the proposed Sustrans route, although the proposed Greenways are less accessible from this option. There is also a playing field to east along Lower Road, a golf course in close proximity along Hullbridge Road, and a playing field and other facilities to the north east at the top of Ferry Road along Pooles Lane. There are also yacht clubs along the river and Kendal Park. The existing and proposed facilities may provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities.</p> <p>The proposed public open space and leisure facilities to be incorporated into this development would promote informal recreation. In addition, the playing field and associated facilities along Pooles Lane and Lower Road, the golf course, yacht clubs and Kendal Park are also accessible from this site and would also promote informal recreation and encourage healthy, active lifestyles. This option relates well to the proposed Sustrans route, although it does not have the potential to connect to any proposed Greenways.</p> <p>This site has the potential to connect to the proposed Sustrans route, although the proposed Greenways would be less accessible from this general location.</p>		
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>A range of local services would be allocated within this development. This option is in proximity to a range of services including schools (Riverside Infants School and Junior School are situated to the north along Ferry Road), and a local convenience store with another one situated further along Ferry Road and other local shops, would ensure sustainable access to key services. There are also accessible community facilities and health facilities situated further along Ferry Road, as well as a range of outdoor sports facilities and public open space in proximity to the site. Although the facilities along Ferry Road may be less accessible on foot than SWH1 and SWH2, as this option extends further to the south, they may be accessible through use of the existing bus service. This public transport link also provides access to Rayleigh town centre to the south of the site. A range of youth, leisure and community facilities would be allocated within this development, which would ensure that there is sustainable access to key services. This may include additional health facilities.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	<p>+</p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH4 – Commentary	Score
<p><b>4. Economy &amp; Employment</b></p>	<p>Development in a village such as Hullbridge, which has a range of local services, would help to sustain such services. However, being a village it is primarily served by the services in the neighbouring town centre of Rayleigh situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth, leisure and community facilities to meet the needs of the entire community. A range of local services including education, health and outdoor sports are accessible from this site. A range of other local services are located in Rayleigh to the south and are accessible via the existing public transport network, providing access and enhancing consumer choice for those without access to private transport.</p> <p>This option is not situated within Rayleigh town centre.</p>	<p>+</p>
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ferry Road to the east and Lower Road to the south of the site, although these may be less accessible for some due to the sites extension away from these routes. There is a proposed Sustrans route which would not have such a good relationship with this option as opposed to the other options for this general location, and none of the proposed Greenways would be accessible from this option.</p> <p>There would be good access to local services along Ferry Road and other local facilities within Hullbridge for most of this option, however, as the site extends further to the west these services and facilities may be less accessible for some. As the site is detached from the main roads to the south (Lower Road and Watery Lane), this makes the access onto these routes less viable. The site may only be accessible via the minor roads to the east, which all connect to Ferry Road. Such an arrangement would have a negative impact in terms of traffic and accessibility, particularly at the junction of Ferry Road and Lower Road. This option would therefore potentially require a new road link outside of the site which would further encroach into the Green Belt. In this case, pedestrian links to the existing minor roads to the east would be recommended to prevent a possible negative impact on the villages existing highway network, and to encourage more sustainable transport to the village's services. Thus there are potential opportunities to encourage walking and cycling to local village services from this option. This general location does not have a good relationship with any proposed Greenways, and this site is not well related to the proposed Sustrans route when compared to the alternatives. However, there is potential to improve public transport links in the locality.</p> <p>This option is in proximity to a range of services including schools, a supermarket and other local shops along Ferry Road to the east of the site, however, the extension of this site away from these services and facilities may make them less accessible for some. Other local services situated in Hullbridge and Rayleigh town centre may contribute</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH4 – Commentary	Score
	<p>positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>There are a range of local services in proximity to this option, although the extension of this site away from these may make them less accessible for some. Other local services are located within Hullbridge which are in proximity to the site and in Rayleigh town centre to the south. Therefore the location of this option may not reduce the need to travel for some services. However, there is an existing bus route along Ferry Road and Lower Road, to the east and south of the site, respectively, which may provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>This option is situated to the south west of Hullbridge where there are some local services nearby, and there is an existing public transport route providing access to Rayleigh town centre. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives. As the site is detached from the main roads to the south (Lower Road and Watery Lane), this makes the access onto these routes less viable. The site may only be accessible via the minor roads to the east, which all connect to Ferry Road. Such an arrangement would have a negative impact in terms of traffic and accessibility, particularly at the junction of Ferry Road and Lower Road. This option would therefore potentially require a new road link outside of the site.</p> <p>There are local services located to the east of the site, which may be within walking distance for some of this option, however, the extension of the site away from these local services may make them less accessible for some. This therefore may impact on accessibility for all sections of the community, although there is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located in Hullbridge or those in the centre of Rayleigh to the south.</p> <p>The south west of Hullbridge has links with the neighbouring economic centres of Chelmsford and Basildon which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>	
<p><b>6. Biodiversity</b></p>	<p>This option is situated to the south of the River Crouch. The majority of the northern section of this option is within the designated Coastal Protection Belt, however, this is to a greater extent than SER6, SWH1 and SWH2 as it does not encompass the fields to the south along Watery Lane/Lower Road. The Coastal Protection Belt is, however, a landscape designation rather than an indication of ecological value.</p> <p>This site is situated on grade 3 agricultural land (SEA Baseline Information Profile) and is not located in immediate proximity to any areas designated for their ecological importance. Although part of this site is situated within the Coastal Protection Belt, this is a landscape quality designation rather than an indication of ecological value. There</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH4 – Commentary	Score	
	<p>is, however, a local nature reserve (Kendal Park) further to the north, which could be subject to increased recreational pressure with any development in this location. The inclusion of public open space within this option has the potential to reduce the recreational pressure on existing public open space including Kendal Park.</p> <p>This site is not situated within any nature conservation designations. There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is on grade 3 agricultural land (SEA Baseline Information Profile) and includes the provision of public open space. There is potential for new habitat creation in this area, which would facilitate species movement and colonisation.</p>		
<b>7. Cultural Heritage</b>	<p>This option is predominantly situated within Historic Environment Character Zone 36 (Rochford District Historic Environment Characterisation Project). This zone extends to the north west of Hullbridge to meet the River Crouch. There is potential for extensive surviving deposits, due to relatively little modern disturbance. The open area is sensitive to development. There are no Listed Buildings in proximity to the site.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 3 agricultural land. It projects further to the west than the other options for this general location. This option has a good relationship with the existing settlement but would be less able to provide a robust and defensible Green Belt boundary.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. The site is enclosed by residential development to the east and to the north and agricultural land to the south and west. This option extends further to the west than the other three options for the general location past the junction of Lower Road, Watery Lane and Hullbridge Road, however, it does not extend as far to the south to enable a direct link to either Lower Road, Watery Lane or Hullbridge Road. The arrangement of this option would be less able to</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SWH4 – Commentary	Score	
	<p>provide a defensible Green Belt boundary through leaving the area to the south undeveloped, which may weaken the boundaries in the locality and undermine the openness of the Green Belt on a wider scale, compared to some of the other options for this locality (SWH1 and SWH2).</p> <p>Although much of the site is situated within the Coastal Protection Belt (SER6, SWH1 and SWH2 encroach to a lesser extent, and SWH4 does not encroach at all into this designation) this does not mean that this area is necessarily of ecological value. The purpose of the Coastal Protection Belt is to protect the rural and undeveloped coastline. Whilst this option extends into the Coastal Protection Belt, some of this area may be allocated as public open space to maintain this landscape and designation. However, with this option it would be very challenging to accommodate the dwelling numbers within the portion of the site which is not designated as Coastal Protection Belt.</p> <p>Development in this location would therefore have an impact on the rural, undeveloped coastline, although the area directly north of this option is existing residential development.</p> <p>This option extends further into the Coastal Protection Belt than the alternatives and, as such, is likely to have the greatest impact on this landscape designation.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>This option is not within an area at risk of flooding.</p>	+	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

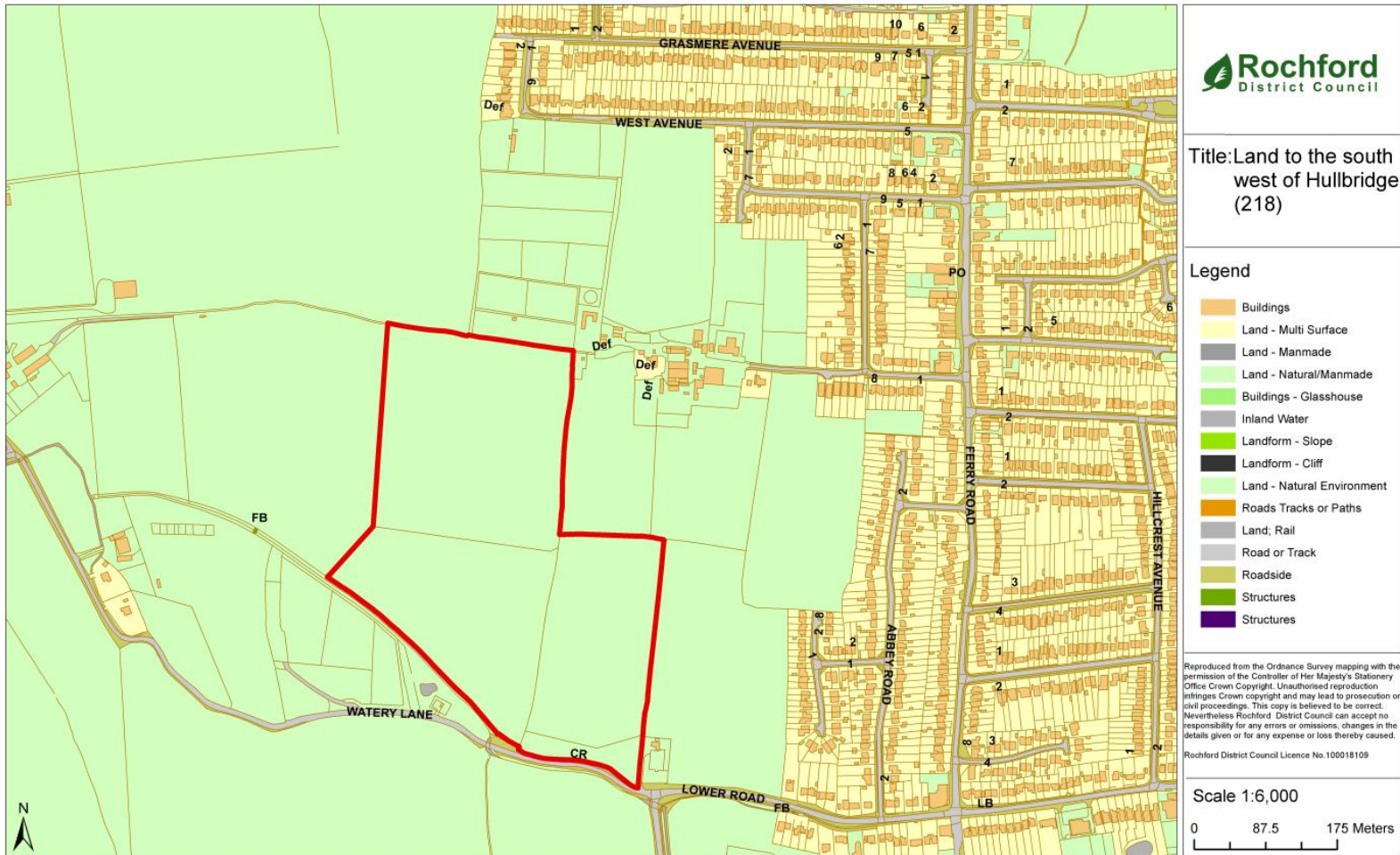
SA Objective	Option SWH4 – Commentary	Score
	<p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>The site is not within an area at risk of flooding, although it is acknowledged that there is an area of flood zone 2 and 3 in proximity to the site, to the west (which is particularly close to the boundary), south west and further to the north.</p> <p>Public open space will be provided and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option has a greater area than the other three options. Development would therefore be less dense and this option would ensure a less efficient use of land than the other options.</p> <p>The impact on soil quality is unknown. This option is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	-
<b>12. Air Quality</b>	<p>Although the extension of this site away from the range of local services located in Hullbridge may make them less accessible for some, there is an existing bus route nearby which may provide sustainable access to the centre of Rayleigh to the south, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also opportunities to encourage walking and cycling, and there is a proposed Sustrans route in close proximity to the site.</p> <p>There are no AQMAs in proximity to this site.</p>	+
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+



Option ALT10

Land to the north of Watery Lane, Hullbridge (reference: 218)

Area: 13.4 hectares



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT10 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The scale of this development would ensure the phasing of infrastructure with the capacity to provide the required community facilities and other identified infrastructure requirements to meet ongoing and future needs.</p> <p>The site could provide the range of local community facilities required for this general location, however, unlike the other three options for this general location it is not adjoined to the existing residential development to the east. It is isolated from the main residential area and would therefore not ensure the regeneration and enhancement of existing communities or deliver sustainable communities. This option would, in effect, create a new settlement to the west of Hullbridge, adding to urban sprawl and having a greater impact on the character of the area.</p> <p>Whilst the size of the site would mean that the provision of facilities to help ensure equal opportunities and that all sections of the community are catered for could be viable, this option is isolated from the main settlement and existing services and facilities there; and would not therefore ensure equal opportunities in terms of access to such facilities, particularly for those without use of private cars.</p>	+	--
<b>2. Healthy &amp; Safe Communities</b>	<p>The site is detached from the main settlement of Hullbridge, making the promotion of community cohesion and access to facilities and services challenging.</p> <p>The entire site is situated further away from town centre amenities and local public transport routes are less accessible from this site as opposed to the other options for this general location.</p> <p>The infrastructure requirements include an area of green space within the development which could improve the biodiversity of the area and provide a community benefit.</p>	+	--
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site.</p>	++	
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the west of Hullbridge, detached from the village and the services and facilities there. As such, the potential positive economic impacts for Hullbridge are reduced and development here is less likely to support local business growth in Hullbridge, although there may still be some positive impact.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT10 – Commentary	Score	
	<p>Generally the purpose of the development in Hullbridge is not to increase the aggregate retail capacity of the village because it is primarily served by the larger retail centre of Rayleigh.</p>		
<p><b>5. Accessibility</b></p>	<p>Whilst this option is located to the south west of Hullbridge, it is less well related to the existing residential area than the other options for this general location (SWH1-5 and SER6). Local services along Ferry Road to the east of the site and other local facilities within Hullbridge would also be less accessible from this site when compared to the alternatives, which would have a negative impact on accessibility particularly for those that rely on public transport. It could also have a negative impact on social inclusion.</p> <p>This option has the potential to connect to Watery Lane and the wider highway network, and it would relate well to the proposed Sustrans route. However, pedestrian links to the village would be more challenging to deliver with this site than other options given its lack of connectivity to Hullbridge. The location of this site may not reduce the need to travel.</p> <p>There is potential to improve public transport links in the locality, and although this option is in proximity to an existing public transport route along Lower Road/Hullbridge Road, when compared to the alternatives it is less well related to this facility.</p> <p>Similarly to the other options, this site would not be well related to any proposed Greenways. However, there may be opportunities to incorporate green infrastructure links into the development.</p>	-	
<p><b>6. Biodiversity</b></p>	<p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile) to the south of the river Crouch and is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>There is, however, a local nature reserve (Kendal Park) located further to the north of the site, which could be subject to increased recreational pressure with any development in this location (including SWH1-4, and SER6). The inclusion of public open space within this option has the potential to reduce the recreational pressure on existing public open space including Kendal Park.</p> <p>There will be no impact on known sites of geological significance.</p> <p>There is potential for new habitat creation in this area through the inclusion of public open space as part of any development in this location, which would facilitate species movement and colonisation.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT10 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This option is predominantly situated within Historic Environment Character Zone 36 (Rochford District Historic Environment Characterisation Project). This zone extends to the north west of Hullbridge to meet the River Crouch. There is potential for extensive surviving deposits, due to relatively little modern disturbance. The open area is sensitive to development. There are no Listed Buildings in proximity to the site.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>This option is situated on grade 3 agricultural land and extends further into the Green Belt than other options for this general location. This will undermine Green Belt defensibility.</p> <p>The site is segregated from the rest of the settlement and does not provide good access to local shops and services in Hullbridge.</p> <p>The site projects heavily into the Green Belt and is likely to lead to future infilling of the agricultural to the east and north east of the site and the main settlement of Hullbridge.</p>	-	
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>This option is not within an area at risk of flooding.</p>	+	
<b>10. Water</b>	<p>The site is not located in an area at risk of flooding.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>This site has the capacity to incorporate SUDs to help mitigate any impact of development on surface water.</p> <p>This option is not within an area at risk of flooding, although it is acknowledged that there is an area of flood zone 2 and 3 situated further to the west of this option around Watery Lane. A range of SUDs are available which can be used to manage excess surface water.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT10 – Commentary	Score
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This option is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (&gt;5 hectares) and new settlements.</p> <p>This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	-
<b>12. Air Quality</b>	<p>This option is not well related to the services and facilities located within Hullbridge when compared to the alternative options for this general location. There is relatively poor pedestrian access to the village's services and facilities from this site.</p> <p>Although it is in proximity to a bus route, providing access to Hullbridge and Rayleigh particularly for those without access to private transport, it would not reduce the need to travel. This option may have a negative impact on air quality.</p> <p>There are no AQMAs in proximity to this site.</p>	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+

**South Canewdon**

**Policy SER7**

SA Objective	Policy SER7 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>The addition of new housing to Great Wakering would provide homes for families to ensure that they are not forced to leave the area. It would also promote the redevelopment of Great Wakering. SER7 is a combination of SC2 and SC3. However it extends further into the Green Belt to the west, along Lark Hill Road than SC3. By extending the site in this direction it would enable the infrastructure requirements of the Core Strategy whilst keeping development to the north and not promoting development to the south of Anchor Lane like as is the case in SC1.</p> <p>The majority of SER7 is very well located relative to the rest of Canewdon. This ensures that community cohesion is maintained and segregated developments do not occur.</p> <p>The whole site has good access to public shops and services in Canewdon which can be accessed along Lark Hill Road, Anchor Lane and Sycamore Way.</p> <p>The site can include public open space and play/ recreation space to the north of the site however amenity space could potentially be included within the development.</p>	<p><b>+</b></p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>Public areas and play spaces should be incorporated into the development to ensure that there are adequate facilities for residents to be able to engage in recreational and outdoor activities.</p> <p>Public open space will be promoted to the north of the site which will have a beneficial impact on the development by ensuring additional space for recreation and outdoor activities.</p> <p>A Health Impact Assessment should be applied to the site prior to development.</p> <p>Trees, hedges and landscaping features should be incorporated into any development on the site along the northern, western and southern boundaries of the site to create a green buffer in perpetuity between new and existing development, whilst promoting integration. The greater size of the site compared to options SC1, SC2, SC3 and SC4 ensures that it will be easier to incorporate greening measures into a development on SER7 whereas the other site options do not cover a large enough area to incorporate sufficient open space and green features.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER7 – Commentary	Score	
<b>3. Housing</b>	<p>The site is of a sufficient size as to enable the inclusion of mixed development with a range of housing types, tenure and affordability. Other Canewdon sites, particularly SC4, have potentially too little space to accommodate a suitable range of housing types and tenures.</p> <p>Dwellings built to the Lifetime Homes Standard would likely be viable for SER7.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the south of Canewdon</p> <p>The residential development in the south of Canewdon has the potential to support local shops and services. Local shopping facilities are limited to two shops in the village. However there is easy access to the District's road network and the shops and services in Rochford and Ashingdon. Access to Ashingdon is largely dependent on private transport however.</p>	+	
<b>5. Accessibility</b>	<p>The access to St Nicholas Church must be retained in any development as it is a Grade II* Listed Building.</p> <p>Pedestrian and cycle improvements will be needed along Lark Hill Road and Anchor Lane so that there is sufficient provision for pedestrian and cycle access and egress.</p> <p>There is potential to expand the existing bus service which runs to Canewdon, which would potentially benefit the whole settlement.</p> <p>The site has no strong connection to any Greenways or Sustrans cycle routes.</p> <p>Because SER7 is located in the general location of South Canewdon, it is likely that traffic would not be directed through the settlement.</p>	+	-
<b>6. Biodiversity</b>	<p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. However, this option is in proximity to two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located to the north and north east of the site respectively.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER7 – Commentary	Score	
	<p>There will be no impact on known sites of geological significance.</p> <p>There is potential to include green infrastructure links, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>		
<p><b>7. Cultural Heritage</b></p>	<p>This general location is situated within Historic Environment Character Zone 13 (Rochford District Historic Environment Characterisation Project). This zone is characterised by a gently undulating landform and arable fields north of the Roach and west of Rochford and Ashingdon. The geology is mixed, with London Clay overlain with patches of brickearth, loam and sand and gravels, there has been a small amount of mineral extraction, however it is likely that extensive archaeological deposits survive. The historic settlement pattern was originally dispersed and polyfocal with church/hall complexes, farmsteads and moats. This largely survives, although in the northern part of the zone, roads have become a focus for ribbon development. The zone possesses a strong grid structure, which is ancient and planned, with north to south and east to west roads and tracks many of which dog-leg around existing fields. In many places recent boundary loss has created large prairie fields, although the strong historic grid structure has been maintained. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred. This will need to be taken into consideration with any development taken forward. There are two Conservation Areas to the north of this option and numerous Listed Buildings including the Grade II* Church of St. Nicholas. Any potential impact on the setting of these would need to be carefully considered.</p> <p>It is suggested that any development in the area should consider the visual impact on St Nicolas Church and the Conservation Area from the south and the west.</p> <p>There are a number of other listed buildings in Canewdon which are in close proximity to the site. Due consideration must be given to any development in the general location to ensure that there will be no detrimental impact on the character of these sites.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER7 – Commentary	Score	
<p><b>8. Landscape &amp; Townscape</b></p>	<p>The general location is south of the River Crouch and the western section of the site is situated in the Coastal Protection Belt, which is a landscape quality designation. The boundary of the Coastal Protection Belt in this area will need to be redrawn.</p> <p>The site is close to the Upper Crouch Special Landscape Area to the north west of the site.</p> <p>The extension to the west of the site will integrate the existing segregated development slightly further along Lark Hill Road. This will also enhance the integrity of the Green Belt boundary and make it more resistant to piecemeal development in the long term.</p> <p>The other options for South Canewdon also involve some projection into the Green Belt. SC4 for example includes two separate projections into the Green Belt along Lark Hill Road and south of the junction between Anchor Lane and Sycamore Way. SC1 and SC2 project into the Green Belt in a more intrusive manner than SER7, where the projection is in line with the rear boundary of the satellite development on the north side of Lark Hill Road and has the effect of integrating this segregated location into the wider settlement. This also has the effect of creating a more clearly defined Green Belt boundary.</p> <p>The greater size of the site relative to the other options ensures that lower density development is an option. This in turn provides opportunities for landscaping improvements to mitigate the rising elevation north of Anchor Lane/Lark Hill Road.</p> <p>SER7 performs better than the other South Canewdon sites terms of providing a defensible Green Belt boundary.</p>	<p><b>++</b></p>	<p><b>-</b></p>
<p><b>9. Climate Change and Energy</b></p>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area at risk of flooding.</p>	<p><b>+</b></p>	
<p><b>10. Water</b></p>	<p>The site is not within an area at risk of flooding. The site is capable of accommodating SUDs.</p> <p>Improvements to the sewerage network will be required.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water</p>	<p><b>0</b></p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER7 – Commentary	Score	
	<p>conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p>		
<b>11. Land and Soil</b>	<p>This option is situated on Greenfield land.</p> <p>The option is situated on greenfield land. The site is located on Grade 3 agricultural land. As such this will ensure that the highest quality agricultural land is not lost.</p> <p>Greenfield land is not thought to be contaminated.</p>	+	-
<b>12. Air Quality</b>	<p>The site is well related by bus links to Rochford town centre. The availability of public transport will have a positive impact on air quality.</p> <p>The village provides some local services, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>Access to Ashingdon is primarily through private means. This will not help to reduce air pollution.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>There are no constraints to sustainable development on the site.</p> <p>The site can accommodate housing which meets the requirement of the lifetime homes standard.</p>	+	

Option SC1

SA Objective	Option SC1 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs.</p> <p>This option is situated to the south of existing residential development to the south of Canewdon. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. There are opportunities to enhance the provision of sustainable transport modes.</p> <p>This option would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. In this respect it would ensure equal opportunities and that all sections of the communities housing needs are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to two local shops would be accessible from this option. A wider range of services situated in Rochford town centre to the south west can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and may ensure that the needs of an ageing population are met in this location. Services in Ashingdon are only accessible by private transportation.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	<p><b>+</b></p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The severance between this option and the existing residential development to the north by Anchor Lane could have an impact on community cohesion, however, design of the development will be determined through the development management process.</p> <p>There is accessible public open space to the north of Canewdon, which includes youth facilities, play space and a playing field. There are allotments to the north east of the site, and a golf course to the south of this option. These have the potential to improve health and reduce health inequalities.</p>	<p><b>+</b></p>	<p><b>-</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC1 – Commentary	Score	
	<p>The accessible public open space to the north of Canewdon would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to the allotments and the golf course may also encourage informal recreation.</p>		
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>All of the options for Canewdon are situated to the south west of local services situated in the centre of the village such as the primary school and village shops, which may ensure sustainable access to key services.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is situated to the south of Canewdon.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>Play space is allocated for this general location in addition to residential development, which would meet the needs of the local community. There are two local shops in the village and a range of outdoor leisure facilities nearby. There are a range of other local services in Rochford and Ashingdon. Access to Ashingdon is largely dependent on private transport however.</p> <p>This option is not situated within Rochford town centre.</p>	+	
<p><b>5. Accessibility</b></p>	<p>There is an existing service (number 60) which runs to Canewdon. There may be opportunities to increase the availability of public transport in this location. This option does not have good relationship with the proposed Sustrans route or any Greenway.</p> <p>There is good access to existing local services in the village including shops, and a primary school. The site has good links to Lark Hill Road, Anchor Lane and Scotts Hall Road and the wider highway network, and in a manner that would be unlikely to direct traffic through the village itself. There is also potential to improve public transport links in this locality.</p> <p>The centre of Rochford is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and an area of public open space in proximity to the site and there is a primary school and a village hall nearby. There is an existing bus route and</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC1 – Commentary	Score	
	<p>opportunities to encourage walking and cycling. Although the site is situated away from Rochford town centre there is an existing bus route providing access to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.</p> <p>Rochford is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several outdoor leisure facilities including an area of public open space in proximity to the site, and there are established facilities nearby including a primary school and village hall. There is an existing bus route and opportunities to encourage walking and cycling. Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.</p> <p>The option is situated within a village.</p> <p>There is an existing bus route which connects Canewdon to Rochford town centre and Ashingdon to the south west. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within these centres.</p> <p>The south of Canewdon has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>		
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Canewdon is situated to the south of the River Crouch. The Coastal Protection Belt and the Upper Crouch Special Landscape Area are designated to the north west of the site, although these are landscape quality designations rather than an indication of ecological value.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. However, this option is in proximity to two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located to the north and north east of the site respectively.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>There is potential to include green infrastructure links, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC1 – Commentary	Score	
<p><b>7. Cultural Heritage</b></p>	<p>This general location is situated within Historic Environment Character Zone 13 (Rochford District Historic Environment Characterisation Project). This zone is characterised by a gently undulating landform and arable fields north of the Roach and west of Rochford and Ashingdon. The geology is mixed, with London Clay overlain with patches of brickearth, loam and sand and gravels, there has been a small amount of mineral extraction, however it is likely that extensive archaeological deposits survive. The historic settlement pattern was originally dispersed and polyfocal with church/hall complexes, farmsteads and moats. This largely survives, although in the northern part of the zone, roads have become a focus for ribbon development. The zone possesses a strong grid structure, which is ancient and planned, with north to south and east to west roads and tracks many of which dog-leg around existing fields. In many places recent boundary loss has created large prairie fields, although the strong historic grid structure has been maintained. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred. This will need to be taken into consideration with any development taken forward. There are two Conservation Areas to the north of this option and numerous Listed Buildings including the Grade II* Church of St. Nicholas. Any potential impact on the setting of these would need to be carefully considered at the development stage.</p>	+	-
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Play space will be allocated within this development.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). Although there is an existing dwelling to the east of this site, the location of this option to the south of Anchor Lane would extend the designated residential area of Canewdon further to the south. It would have a greater visual impact on the rural character of the area as opposed to some of the other options.</p> <p>This option is situated on greenfield Green Belt land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements.</p> <p>It is important that a defensible boundary can be maintained. Whilst this option does not follow a natural field boundary, it is enclosed by Anchor Lane to the north, Scotts Hall Road to the west and hedgerows to the east, and so would be able to ensure that a defensible Green Belt boundary can be maintained.</p>	++	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC1 – Commentary	Score	
	<p>The Coastal Protection Belt and the Upper Crouch Special Landscape Area are designated to the north west of the site, although these are landscape quality designations rather than an indication of ecological value. Development would not have such an impact on the Coastal Protection Belt designation in this area, as opposed to the other options for this general location which encompass designated areas to varying degrees. In this regard it could potentially have less of an impact on the rural, undeveloped coastline.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area at risk of flooding.</p>	+	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not within an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC1 – Commentary	Score	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield Green Belt land.</p> <p>The site is situated on greenfield Green Belt land or Agricultural green belt land.</p> <p>The impact on soil quality is unknown. This option is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>The village provides some local services, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre, particularly for those without access to private transport. Ashingdon is only accessible by private transport and will not have a positive impact on improving air quality.</p> <p>Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p> <p>This will be managed through Concept Statements and the development management process.</p>	+	

### Option SC2

	Option SC2 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs.</p> <p>This option is situated to the south / south west of existing residential development to the south of Canewdon. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

	Option SC2 – Commentary	Score	
	<p>accommodation for young people and sustaining the future of the local school. There are opportunities to enhance the provision of sustainable transport modes. Development in this location would, however, extend the existing residential development further to the west than at present. It would also create an isolated area of designated residential development which would be segregated from the existing residential area to the east. It is adjacent to existing dwellings to the east (which encompasses Option SC3) and west and so these dwellings may need to be designated as existing residential development to ensure equal opportunities. This could encourage further development in this general location beyond that stipulated in the Core Strategy.</p> <p>This option would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. In this respect it would ensure equal opportunities and that all sections of the communities housing needs are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to two local shops which would generally be accessible from this option. A wider range of services situated in Rochford town centre to the south west can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and may ensure that the needs of an ageing population are met in this location. Ashingdon is not as accessible as Rochford however as it is largely only accessible by private transport.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This site is separated from existing residential development to the east via the lane leading to St Nicholas Church. This may have an impact on community cohesion. Design of the development will be determined through the development management process.</p> <p>There is accessible public open space to the north of Canewdon, which includes youth facilities, play space and a playing field. There are allotments to the east of the site, and a golf course to the south of this option. These have the potential to improve health and reduce health inequalities.</p> <p>The accessible public open space to the north of Canewdon would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to the allotments and the golf course may also encourage informal recreation.</p> <p>This general location does not relate well to the proposed Sustrans route or any proposed Greenways.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

	Option SC2 – Commentary	Score	
<p><b>3. Housing</b></p>	<p>Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.</p> <p>This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.</p> <p>All of the options for Canewdon are situated to the south west of local services situated in the centre of the village such as the primary school and village shops, which may ensure sustainable access to key services. The existing public transport link provides access to Rochford town centre to the south west of the site.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p> <p>This option is situated to the south of Canewdon.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>This option is not situated within Rochford town centre.</p> <p>This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+	-
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is situated to the south of Canewdon.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>Play space is allocated for this general location in addition to residential development, which would meet the needs of the local community. There are two local shops in the village and a range of outdoor leisure facilities nearby. There are a range of other local services in Rochford and Ashingdon. Access to Ashingdon is largely dependent on private transport however.</p> <p>This option is not situated within Rochford town centre.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

	Option SC2 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>There is an existing service (number 60) which runs to Canewdon. There may be opportunities to increase the availability of public transport in this location. This option does not have good relationship with the proposed Sustrans route or any Greenway.</p> <p>There is good access to existing local services in the village including shops and a primary school, although these may be less accessible for some. The site has good links to Lark Hill Road, Anchor Lane and Scotts Hall Road and the wider highway network, and in a manner that would be unlikely to direct traffic through the village itself. There is also potential to improve public transport links in this locality.</p> <p>Rochford is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several outdoor leisure facilities including an area of public open space in proximity to the site, and there are established facilities nearby including a primary school and village hall. There is an existing bus route and opportunities to encourage walking and cycling. Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.</p> <p>The option is situated within a village.</p> <p>The south of Canewdon has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>	+	-
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Canewdon is situated to the south of the River Crouch. This option is situated within the Coastal Protection Belt and is in close proximity to the Upper Crouch Special Landscape Area designated to the north west of the site, although these are landscape quality designations rather than an indication of ecological value.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. However, this option is in proximity to two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located further to the north east and east of the site respectively.</p>	-	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

	Option SC2 – Commentary	Score	
	<p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>There is potential to include green infrastructure links, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>		
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 13 (Rochford District Historic Environment Characterisation Project). This zone is characterised by a gently undulating landform and arable fields north of the Roach and west of Rochford and Ashingdon. The geology is mixed, with London Clay overlain with patches of brickearth, loam and sand and gravels, there has been a small amount of mineral extraction, however it is likely that extensive archaeological deposits survive. The historic settlement pattern was originally dispersed and polyfocal with church/hall complexes, farmsteads and moats. This largely survives, although in the northern part of the zone, roads have become a focus for ribbon development. The zone possesses a strong grid structure, which is ancient and planned, with north to south and east to west roads and tracks many of which dog-leg around existing fields. In many places recent boundary loss has created large prairie fields, although the strong historic grid structure has been maintained. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred. This will need to be taken into consideration with any development taken forward. There are two Conservation Areas to the north east of this option - Canewdon Church Conservation Area is adjacent to the north east corner of the site. There are also numerous Listed Buildings including the Grade II* Church of St. Nicholas in proximity to the site. Any potential impact on the setting of these would need to be carefully considered.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>Play space will be allocated within this development.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). The location of this option to the west of the road leading north towards St Nicholas Church would extend Canewdon further to the west. It may have a greater visual impact on the rural character of the area as opposed to some of the other options.</p> <p>This option is situated on greenfield land.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

	Option SC2 – Commentary	Score	
	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements.</p> <p>Nevertheless it is important that a defensible boundary can be maintained. This option does not follow a natural field boundary, but it is largely enclosed on three sides by Lark Hill Road to the south, the road leading north to the church to the east and a dwelling to the west. This option would be less able to ensure that a defensible Green Belt boundary can be maintained as opposed to SC1.</p> <p>This option is situated within the Coastal Protection Belt and is in close proximity to the Upper Crouch Special Landscape Area designated to the north west of the site, although these are landscape quality designations rather than an indication of ecological value.</p> <p>Development would, however, have an impact on the Coastal Protection Belt designation in this area and thus have an impact on the rural, undeveloped coastline.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	<b>+</b>	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not within an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<b>+</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

	<b>Option SC2 – Commentary</b>	<b>Score</b>	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>The impact on soil quality is unknown. This option is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	-	
<b>12. Air Quality</b>	<p>The village provides some local services, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre, particularly for those without access to private transport. Access to Ashingdon is primarily by private transportation and will not have a positive impact on air quality.</p> <p>Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	

### Option SC3

<b>SA Objective</b>	<b>Option SC3 – Commentary</b>	<b>Score</b>	
<b>1. Balanced Communities</b>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs. This option identifies two sites; one to the east and one to the west of the road leading north to St Nicholas Church.</p> <p>This option is situated to the south / south west of existing residential development to the south of Canewdon. This allocation would provide properties for families and ensure that they do not have to leave the local area. Although this option encompasses two existing dwellings and any development would displace these which may have a negative impact on the existing community, it would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC3 – Commentary	Score
	<p>local school. There are opportunities to enhance the provision of sustainable transport modes. Development in this location would, as opposed to SC1, SC2 and SC4, be to the north of Anchor Lane primarily adjacent to existing residential development. The main site is enclosed by Anchor Lane to the south and the road leading to St Nicholas Church to the west, residential development to the east and greenfield land to the north. The other smaller site is situated to the west of the main site and is severed from the existing settlement by the road running north to St Nicholas Church, which could have an impact on community cohesion.</p> <p>This option would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. In this respect it would ensure equal opportunities and that all sections of the communities housing needs are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to two local shops which would generally be accessible from this option. A wider range of services situated in Rochford town centre to the south west can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and may ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This main site is adjacent to existing residential development to the east and is separated from the smaller site by the lane leading to St Nicholas Church. This may have an impact on community cohesion. Design of the development will be determined through the development management process.</p> <p>There is accessible public open space to the north of Canewdon, which includes youth facilities, play space and a playing field. There are allotments to the east of the site, and a golf course to the south of this option. These have the potential to improve health and reduce health inequalities.</p> <p>The accessible public open space to the north of Canewdon would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to the allotments and the golf course may also encourage informal recreation.</p> <p>This general location does not relate well to the proposed Sustrans route or any proposed Greenways.</p>	<p><b>+</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC3 – Commentary	Score	
<b>3. Housing</b>	<p>Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.</p> <p>This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.</p> <p>All of the options for Canewdon are situated to the south west of local services situated in the centre of the village such as the primary school and village shops, which may ensure sustainable access to key services. The existing public transport link provides access to Rochford town centre to the south west of the site. Ashingdon is accessible by private transport.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the south of Canewdon.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>Play space is allocated for this general location in addition to residential development, which would meet the needs of the local community. There are two local shops in the village and a range of outdoor leisure facilities nearby. There are a range of other local services in Rochford and Ashingdon. Access to Ashingdon is largely dependent on private transport however.</p> <p>This option is not situated within Rochford town centre.</p> <p>This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+	
<b>5. Accessibility</b>	<p>There is an existing service (number 60) which runs to Canewdon. There may be opportunities to increase the availability of public transport in this location. This option does not have good relationship with the proposed Sustrans route or any Greenway.</p> <p>There is good access to existing local services in the village including shops and a primary school, although these may be less accessible for some.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC3 – Commentary	Score	
	<p>This option has good links to Lark Hill Road, Anchor Lane and Scotts Hall Road and the wider highway network, and in a manner that would be unlikely to direct traffic through the village itself. There is also potential to improve public transport links in this locality.</p> <p>The centre of Rochford is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and an area of public open space in proximity to the site and there is a primary school and a village hall nearby. There is an existing bus route and opportunities to encourage walking and cycling. Although the site is situated away from Rochford town centre there is an existing bus route providing access to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.</p> <p>Rochford is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several outdoor leisure facilities including an area of public open space in proximity to the site, and there are established facilities nearby including a primary school and village hall. There is an existing bus route and opportunities to encourage walking and cycling. Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.</p> <p>The option is situated within a village.</p> <p>There is an existing bus route which connects Canewdon to Rochford town centre. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within these centres.</p> <p>The south of Canewdon has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>		
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Canewdon is situated to the south of the River Crouch. The main site for this option bounds the Coastal Protection Belt to the west, and the smaller site is situated within the Coastal Protection Belt. This option is in close proximity to the Upper Crouch Special Landscape Area designated to the north west. These are, however, landscape quality designations rather than rather than an indication of ecological value.</p> <p>Whilst this option is designated grade 3 agricultural land (SEA Baseline Information Profile), the main site encompasses dwellings, and garden areas which are designated greenfield land according to the NPPF. This option is therefore likely to be more biodiverse than the other three options for this general location.</p>	-	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC3 – Commentary	Score
	<p>The site is not located in immediate proximity to any areas designated for their ecological importance. However, this option is also in proximity to two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located further to the north east and east of the site respectively.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land with some previously developed land.</p> <p>There is potential to include green infrastructure links, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	
<p><b>7. Cultural Heritage</b></p>	<p>Canewdon is an example of a late Saxon/early medieval settlement with a primary focus on the church/hall complex surrounded by a wider dispersed pattern based on the manorial halls of Canewdon, Pudsey, Apton, Scotts and Lambourne, a settlement pattern which was developed to exploit the economic potential of upland marsh land and creek (Rochford District Historic Environment Characterisation Project). The village has expanded in the modern period to the north and south. There has been no archaeological excavation within the village of Canewdon. The Historic Environment Characterisation Project states that it is reasonable to suppose on the basis of comparison with other settlements of a similar nature that below ground archaeology survives within the historic settlement. The area surrounding Canewdon is characterised by a line of Iron Age or Roman Red Hills to the north of the present settlement marking the edge of the coastal marsh at that date. There is a high potential of surviving archaeological deposits. Any archaeological deposits, assets associated with the historic settlement pattern, marshland and coastal exploitation are particularly sensitive. This will need to be taken into consideration with any development taken forward. Canewdon Church Conservation Area bounds the main site to the north.</p> <p>There is also another Conservation Area along the High Street and there are numerous Listed Buildings including the Grade II* Church of St. Nicholas in proximity to this option. Any potential impact on the setting of these would need to be carefully considered.</p> <p>Consideration would need to be given to the design of any development in this location given its proximity to the Canewdon Church Conservation Area which also encompasses a Grade II* Listed Building (particularly if the option is extended northwards).</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC3 – Commentary	Score
<b>8. Landscape &amp; Townscape</b>	<p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). The location of this option to the south of Canewdon Church Conservation Area would not extend Canewdon further to the west as opposed to SC2. It may have a less of a visual impact on the rural character of the area as opposed to some of the other options.</p> <p>This option is situated on greenfield land with some previously developed land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. The enclosed nature of the main site would ensure that a defensible Green Belt boundary could be maintained, but the exposure of the smaller site which does not follow any natural boundary would provide a much less defensible Green Belt boundary. However, if this option were taken forward the boundary should be amended to exclude the small site to the west of the road leading to St Nicholas Church and if possible extended northwards towards St Nicholas Church to ensure that a defensible Green Belt boundary could be maintained.</p> <p>The main site for this option bounds the Coastal Protection Belt to the west, and the smaller site is situated within the Coastal Protection Belt. This option is in close proximity to the Upper Crouch Special Landscape Area designated to the north west. These are, however, landscape quality designations rather than rather than an indication of ecological value. As such, with this option, there may be some impact on the rural, undeveloped coastline.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>	<p>+</p>
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	<p>+</p>
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC3 – Commentary	Score	
	<p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not within an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>		
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land with some previously developed land.</p> <p>This option is smaller than SC1 and SC4. Development would therefore be denser and this option would ensure a more efficient use of land.</p> <p>The impact on soil quality is unknown. This option is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>The village provides some local services, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. Ashingdon is accessible via private transport. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	

Option SC4

SA Objective	Option SC4 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>This option identifies three small detached sites, which may have an impact on the potential of any development to ensure the phasing of infrastructure. This option, however, would have the capacity to provide the required play space facility to meet ongoing and future needs. Two of the sites are to the east and west of the road leading north to St Nicholas Church and one is to the south of Anchor lane opposite the junction with Sycamore Way.</p> <p>This option is situated to the south / south west of existing residential development to the south of Canewdon. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. There are opportunities to enhance the provision of sustainable transport modes. Any development within this option would, however, be segregated, rather than proposing development in one location on the edge of the village, which would have a negative impact on community cohesion and thus the regeneration and enhancement of existing community within Canewdon. The site to the west of the road leading north to St Nicholas Church is not directly adjacent to existing residential development and the site to the south of Anchor Lane is adjacent to an existing dwelling rather than existing residential development within the village designated to the north of Anchor Lane. This would have a negative impact on the sustainability of any development through encouraging piecemeal development on the edge of the village and presenting a much less defensible Green Belt boundary as opposed to SER7, SC1 and SC2. Further to this, whilst the site to the east of the road leading to St Nicholas Church is in close proximity to existing residential development to the east, its doe not promote cohesion with the existing community through displacing an existing dwelling. It is recommended that the dwelling adjacent to this site should also be designated existing residential development with any development in this option to ensure that there are equal opportunities. Any development would therefore have a negative impact on the existing community.</p> <p>This option would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. In this respect it would ensure equal opportunities and that all sections of the communities housing needs are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to two local shops which would generally be accessible from this option. A wider range of services situated in Rochford town centre to the south west can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and may ensure that the needs of an ageing population are met in this location. Ashingdon is only accessible via private transport.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC4 – Commentary	Score	
	<p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>Although the design of the development will be determined through the development management process, the severance of the sites in this option would have a detrimental impact on community cohesion and accessibility to local services in the village.</p> <p>There is accessible public open space to the north of Canewdon, which includes youth facilities, play space and a playing field. There are allotments further to the east, and a golf course to the south of this option. These have the potential to improve health and reduce health inequalities.</p> <p>The accessible public open space to the north of Canewdon would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of this option to the allotments and the golf course may also encourage informal recreation.</p> <p>This general location does not relate well to the proposed Sustrans route or any proposed Greenways.</p>	+	-
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Design of the development will be determined through the development management process.</p> <p>All of the options for Canewdon are situated to the south west of local services situated in the centre of the village such as the primary school and village shops, which may ensure sustainable access to key services.</p> <p>The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives. The existing public transport link provides access to Rochford town centre to the south west of the site.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC4 – Commentary	Score	
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is situated to the south of Canewdon.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>Play space is allocated for this general location in addition to residential development, which would meet the needs of the local community. There are two local shops in the village and a range of outdoor leisure facilities nearby. There are a range of other local services in Rochford and Ashingdon. Access to Ashingdon is largely dependent on private transport however.</p> <p>This option is not situated within Rochford town centre.</p> <p>This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+	
<p><b>5. Accessibility</b></p>	<p>There is an existing service (number 60) which runs to Canewdon. There may be opportunities to increase the availability of public transport in this location. This option does not have good relationship with the proposed Sustrans route or any Greenway.</p> <p>There is good access to existing local services in the village including shops and a primary school, although these may be less accessible for some. This option has good links to Lark Hill Road, Anchor Lane and Scotts Hall Road and the wider highway network, and in a manner that would be unlikely to direct traffic through the village itself. There is also potential to improve public transport links in this locality.</p> <p>The centre of Rochford is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and an area of public open space in proximity to the site and there is a primary school and a village hall nearby. There is an existing bus route and opportunities to encourage walking and cycling. Although the site is situated away from Rochford town centre there is an existing bus route providing access to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.</p> <p>Rochford is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several outdoor leisure facilities including an area of public open space in proximity to the site, and there are established facilities nearby including a primary school and village hall. There is an existing bus route and opportunities to</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC4 – Commentary	Score	
	<p>encourage walking and cycling. Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.</p> <p>The option is situated within a village.</p> <p>There is an existing bus route which connects Canewdon to Rochford town centre to the south west. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within these centres.</p> <p>The south of Canewdon has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>		
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Canewdon is situated to the south of the River Crouch. The site to the west of the road leading north to St Nicholas Church for this option is situated within the Coastal Protection Belt, and the site to the east of this bounds this designated area. This option is in close proximity to the Upper Crouch Special Landscape Area designated to the north west. These are, however, landscape quality designations rather than rather than an indication of ecological value.</p> <p>Whilst this option is designated grade 3 agricultural land (SEA Baseline Information Profile). The site is not located in immediate proximity to any areas designated for their ecological importance, however, the site to the east of the road leading north to St Nicholas Church encompasses a dwelling, and garden area which is designated greenfield land according to the NPPF. This site is therefore likely to be more biodiverse than the other two sites in this option.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. However, this option is in proximity to two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located further to the north east and east of the site respectively.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land with some previously developed land.</p> <p>There may be less potential to include green infrastructure links, which would facilitate species movement and colonisation. There is less potential for new habitat creation in this area as opposed to the other options for this general location.</p>	-	



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC4 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>Canewdon is an example of a late Saxon/early medieval settlement with a primary focus on the church/hall complex surrounded by a wider dispersed pattern based on the manorial halls of Canewdon, Pudsey, Apton, Scotts and Lambourne, a settlement pattern which was developed to exploit the economic potential of upland marsh land and creek (Rochford District Historic Environment Characterisation Project). The village has expanded in the modern period to the north and south. There has been no archaeological excavation within the village of Canewdon. The Historic Environment Characterisation Project states that it is reasonable to suppose on the basis of comparison with other settlements of a similar nature that below ground archaeology survives within the historic settlement. The area surrounding Canewdon is characterised by a line of Iron Age or Roman Red Hills to the north of the present settlement marking the edge of the coastal marsh at that date. There is a high potential of surviving archaeological deposits. Any archaeological deposits, assets associated with the historic settlement pattern, marshland and coastal exploitation are particularly sensitive. This will need to be taken into consideration with any development taken forward. Canewdon Church Conservation Area is in close proximity to two of the sites to the north of Anchor Lane and Lark Hill Road. There is also another Conservation Area along the High Street and there are numerous Listed Buildings including the Grade II* Church of St. Nicholas in proximity to this option. Any potential impact on the setting of these would need to be carefully considered.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>Play space will be allocated within this development.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). The severance of the sites within this option to the south of Canewdon would have a negative impact on the urban fringe through providing a less defensible Green Belt boundary.</p> <p>Potential piecemeal development would have more of a visual impact on the rural character of the area as opposed to some of the other options.</p> <p>This option is situated on greenfield land with some previously developed land.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC4 – Commentary	Score	
	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. It is important that a defensible boundary can be maintained. The severance of these sites would not ensure that a defensible Green Belt boundary could be maintained in the locality.</p> <p>The site to the west of the road leading north to St Nicholas Church for this option is situated within the Coastal Protection Belt, and the site to the east of this bounds this designated area. This option is in close proximity to the Upper Crouch Special Landscape Area designated to the north west. These are, however, landscape quality designations rather than an indication of ecological value. Nevertheless the proximity of these sites to the Coastal Protection Belt may have an impact on the rural, undeveloped coastline.</p> <p>Design principles to enhance townscape character will be managed through the development management process.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area at risk of flooding.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p>	<b>+</b>	
<b>10. Water</b>	<p>Whilst this option has the capacity to include Sustainable Drainage Systems (SUDs) the severance of the sites may make the incorporation of SUDs to help mitigate any impact unviable. Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not within an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SC4 – Commentary	Score	
	SUDs can be used to manage excess surface water. This also has the potential to create new habitats.		
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land with some previously developed land.</p> <p>The impact on soil quality is unknown. This option is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This option is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>The village provides some local services, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling. Access to Ashingdon is by private transport and will not have a positive impact on air quality.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	+	

### Option ALT5

SA Objective	Option ALT5 – Commentary	Score	
<b>1. Balanced Communities</b>	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs.	+	
	This option is situated to the south of existing residential development to the south of Canewdon. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. There are opportunities to enhance the provision of sustainable transport modes.		

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT5 – Commentary	Score
	<p>This option would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. In this respect it would ensure equal opportunities and that all sections of the communities housing needs are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to two local shops would be accessible from this option. A wider range of services situated in Rochford town centre and Ashingdon to the south west can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and may ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The severance between this option and the existing residential development to the north by Anchor Lane could have an impact on community cohesion.</p> <p>There is accessible public open space to the north of Canewdon, which includes youth facilities, play space and a playing field. There are allotments to the north east of the site, and a golf course to the south of this option. These have the potential to improve health and reduce health inequalities.</p> <p>The accessible public open space to the north of Canewdon would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to the allotments and the golf course may also encourage informal recreation.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT5 – Commentary	Score	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Design of the development will be determined through the development management process.</p> <p>All of the options for Canewdon are situated to the south west of local services situated in the centre of the village such as the primary school and village shops, which may ensure sustainable access to key services. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives. The existing public transport link provides access to Rochford town centre and Ashingdon to the south west of the site.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).</p>	+	
<b>4. Economy &amp; Employment</b>	<p>The residential development in the south of Canewdon has the potential to support local shops and services. Local shopping facilities are limited to two shops in the village. However there is easy access to the District's road network and the shops and services in Rochford and Ashingdon.</p> <p>This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+	
<b>5. Accessibility</b>	<p>The site has good links to Anchor Lane and the wider highway network, although the impact of providing access near to the junction of Anchor Lane and Gardeners Lane where this site is situated would need to be carefully considered with any development coming forward on this site.</p> <p>There is good access to existing local services in the village including shops, pubs, a doctor's surgery and a primary school. There are several leisure facilities and an area of public open space in proximity to the site.</p>	+	--

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT5 – Commentary	Score	
	<p>Although the site is situated away from the services and facilities located in Rochford town centre, there is an existing bus route providing access to these local services which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion. There may be opportunities to increase the availability of public transport in this location. However, this site does not have good relationship with the proposed Sustrans route or any Greenway.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>		
<b>6. Biodiversity</b>	<p>The site is not located in immediate proximity to any areas designated for their ecological importance. However, this site is in proximity to two local wildlife sites R30. Butts Hill Pond located to the north of the village and R31. The Finches situated further to the east along Gardeners Lane. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>This site is situated to the south of the River Crouch. The Coastal Protection Belt and the Upper Crouch Special Landscape Area are designated to the north west of the site, although these are landscape quality designations rather than an indication of ecological value.</p> <p>This site is situated on grade 3 agricultural land (SEA Baseline Information Profile). The site</p> <p>There will be no impact on known sites of geological significance.</p> <p>There is potential to include green infrastructure links, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	?	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT5 – Commentary	Score	
<p><b>7. Cultural Heritage</b></p>	<p>This site is situated within Historic Environment Character Zone 12 (Rochford District Historic Environment Characterisation Project). Canewdon is an example of a late Saxon/early medieval settlement with a primary focus on the church/hall complex surrounded by a wider dispersed pattern based on the manorial halls of Canewdon, Pudsey, Apton, Scotts and Lambourne, a settlement pattern which was developed to exploit the economic potential of upland marsh land and creek. The village has expanded in the modern period to the north and south. There has been no archaeological excavation within the village of Canewdon. The Historic Environment Characterisation Project states that it is reasonable to suppose on the basis of comparison with other settlements of a similar nature that below ground archaeology survives within the historic settlement. The area surrounding Canewdon is characterised by a line of Iron Age or Roman Red Hills to the north of the present settlement marking the edge of the coastal marsh at that date. There is a high potential of surviving archaeological deposits. Any archaeological deposits, assets associated with the historic settlement pattern, marshland and coastal exploitation are particularly sensitive. This will need to be taken into consideration with any development taken forward on this site. Canewdon High Street Conservation Area is in proximity to this site to the north. There is also another Conservation Area to the east of the High Street (Canewdon Church Conservation Area) and there are numerous Listed Buildings including the Grade II* Church of St. Nicholas to the north west of this site. Any potential impact on the setting of these would need to be carefully considered.</p>	+	-
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Play space would be allocated within any development coming forward on this site.</p> <p>This site is situated on grade 3 agricultural land (SEA Baseline Information Profile). Although there is an existing dwelling to the west of this site, its location to the south of Anchor Lane would extend the designated residential area of Canewdon further to the south.</p> <p>This site is on greenfield land.</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT5 – Commentary	Score	
	<p>The identified site area is not greater than 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is enclosed by Anchor Lane to the north, and a dwelling to the west. Whilst there is a natural field boundary to the east, there is no current boundary to the south. This site may not be able to ensure that a defensible Green Belt boundary can be maintained in the locality.</p> <p>The Coastal Protection Belt and the Upper Crouch Special Landscape Area, which are landscape quality designations, are located to the north west of the site. However, any development on this site would not have an intrinsic impact on the Coastal Protection Belt or Special Landscape Area designations in this area.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area at risk of flooding.</p>	+	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>It is likely that there is capacity at the existing Waste Water Treatment Works to accommodate potential development on this site. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not within an area at risk of flooding.</p> <p>SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT5 – Commentary	Score	
<b>11. Land and Soil</b>	<p>This site is situated on greenfield land.</p> <p>This site is not situated within a town centre.</p> <p>This site is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>This site is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	+	-
<b>12. Air Quality</b>	<p>The village provides some local services, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre and Ashingdon, particularly for those without access to private transport. Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction would be viable and could also be incorporated into any development coming forward on this site.</p>	+	

**Option ALT11**

**Land at Rosemount, Anchor Lane, Canewdon (reference: 140)**

**Area: 1.5 hectares**

# Rochford District Council – Allocations Submission Document Sustainability Appraisal



SA Objective	Option ALT11 – Commentary	Score
--------------	---------------------------	-------

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

<p><b>1. Balanced Communities</b></p>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs.</p> <p>This option is situated to the south of existing residential development to the south of Canewdon. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. There are opportunities to enhance the provision of sustainable transport modes.</p> <p>This option would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. In this respect it would ensure equal opportunities and that all sections of the communities housing needs are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to two local shops would be accessible from this option. A wider range of services situated in Rochford town centre and Ashingdon to the south west can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and may ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	<p>+</p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The severance between this option and the existing residential development to the north by Anchor Lane could have an impact on community cohesion.</p> <p>There is accessible public open space to the north of Canewdon, which includes youth facilities, play space and a playing field. There are allotments to the north east of the site, and a golf course to the south of this option. These have the potential to improve health and reduce health inequalities.</p> <p>The accessible public open space to the north of Canewdon would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to the allotments and the golf course may also encourage informal recreation.</p>	<p>+</p>
<p><b>SA Objective</b></p>	<p><b>Option ALT11 – Commentary</b></p>	<p><b>Score</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Design of the development will be determined through the development management process.</p> <p>All of the options for Canewdon are situated to the south west of local services situated in the centre of the village such as the primary school and village shops, which may ensure sustainable access to key services. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives. The existing public transport link provides access to Rochford town centre and Ashingdon to the south west of the site.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010)</p>	<p>+</p>
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is situated to the south of Canewdon.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>Play space is allocated for this general location in addition to residential development, which would meet the needs of the local community. There are two local shops in the village and a range of outdoor leisure facilities nearby. There are a range of other local services in Rochford and Ashingdon which are accessible via the existing bus route and would meet the needs of the entire community.</p> <p>This option is not situated within Rochford town centre.</p> <p>This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT11 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>This option has good access to existing local services in the village. It can connect to Anchor Lane and the wider highway network, and in a manner that would be unlikely to direct traffic through the village itself. There are also opportunities to encourage walking and cycling.</p> <p>Rochford town centre is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities. Whilst this option may not reduce the need to travel for some, as with the alternative options (SC1-4, ALT5-6, ALT12 and SER7), there are several leisure facilities, an area of public open space, a primary school and a village hall in proximity to the site.</p> <p>There is an existing bus route which is accessible from this option along Anchor Lane, which could provide sustainable access to the services and facilities in Rochford for those without access to private transport. Although there is an existing route, there may be opportunities to increase the availability of public transport in this location. This could have a positive impact on social inclusion.</p> <p>This option, as with the alternative options for this general location, does not have good relationship with the proposed Sustrans route or any Greenway. However, there may be opportunities to incorporate green infrastructure links into the development.</p>	+	-
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Canewdon is situated to the south of the River Crouch. The Coastal Protection Belt and the Upper Crouch Special Landscape Area are designated to the north west of the site, although these are landscape quality designations rather than an indication of ecological value.</p> <p>This option is situated on grade 3 agricultural land (SEA Baseline Information Profile), and is not located in immediate proximity to any areas designated for their ecological importance. However, it is in proximity to two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located to the north and north east of the site respectively.</p> <p>There will be no impact on known sites of geological significance.</p> <p>There is potential to include green infrastructure links, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT11 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 13 (Rochford District Historic Environment Characterisation Project). This zone is characterised by a gently undulating landform and arable fields north of the Roach and west of Rochford and Ashingdon. The geology is mixed, with London Clay overlain with patches of brickearth, loam and sand and gravels, there has been a small amount of mineral extraction, however it is likely that extensive archaeological deposits survive. The historic settlement pattern was originally dispersed and polyfocal with church/hall complexes, farmsteads and moats. This largely survives, although in the northern part of the zone, roads have become a focus for ribbon development. The zone possesses a strong grid structure, which is ancient and planned, with north to south and east to west roads and tracks many of which dog-leg around existing fields. In many places recent boundary loss has created large prairie fields, although the strong historic grid structure has been maintained. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred. This will need to be taken into consideration with any development taken forward. There are two Conservation Areas to the north of this option and numerous Listed Buildings including the Grade II* Church of St. Nicholas. Any potential impact on the setting of these would need to be carefully considered.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>The site is situated to the south of the existing residential area of Canewdon. It is bounded by a road to the north, and hedgerows to the east, west and south. This provides a degree of enclosure for the site, but it nevertheless projects into the open Green Belt.</p> <p>The site itself is predominantly grassland and does not impact agricultural land directly however the site extends the residential area of Canewdon into the Green Belt/ open countryside.</p> <p>There are trees and hedgerows along the northern, eastern, southern and western boundaries which enclose the site. These ensure that generally there are no open views across the site. The trees and hedgerows along the northern, eastern and western boundaries screen the site from the eastern and western approach along Anchor Lane. The vegetation is less dense in places along the northern boundary of the site and is enclosed by transparent metal fencing.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>This option is not within an area at risk of flooding.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT11 – Commentary	Score	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>The site is not within an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	-
<b>11. Land and Soil</b>	<p>The site is predominantly greenfield land, and as such this site would not encroach onto agricultural land.</p> <p>Greenfield land is not thought to be contaminated and although the site is situated on grade 3 agricultural land, it is not used as such.</p>	-	
<b>12. Air Quality</b>	<p>The village provides some local services and facilities, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre and Ashingdon, particularly for those without access to private transport.</p> <p>Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	
<b>13. Sustainable Design and Construction</b>	<p>There are no specific constraints to sustainable design and construction being incorporated into the site.</p> <p>Dwellings which meet the requirements set out in the Code for Sustainable Homes can be incorporated into the site. 10% of the energy usage of the site should be provided by on site renewable and low carbon energy sources.</p>	+	



Option ALT12

Land to the west of Ash Green, Canewdon (reference: WAG1)

Area: 0.4 hectares



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT12 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs.</p> <p>This option is situated to the south of existing residential development to the south of Canewdon. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school. There are opportunities to enhance the provision of sustainable transport modes.</p> <p>This option would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. In this respect it would ensure equal opportunities and that all sections of the communities housing needs are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to two local shops would be accessible from this option. A wider range of services situated in Rochford town centre and Ashingdon to the south west can be accessed using the existing bus service. Essential services may therefore be accessible to those without access to private transport and may ensure that the needs of an ageing population are met in this location.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	<p>+</p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This site is adjacent to existing residential development to the east, allowing integration of the site into the existing community.</p> <p>There is accessible public open space to the north of Canewdon, which includes youth facilities, play space and a playing field. There are allotments to the east of the site, and a golf course to the south of this option. These have the potential to improve health and reduce health inequalities.</p> <p>The accessible public open space to the north of Canewdon would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to the allotments and the golf course may also encourage informal recreation.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT12 – Commentary	Score
	This general location does not relate well to the proposed Sustrans route or any proposed Greenways.	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Design of the development will be determined through the development management process.</p> <p>All of the options for Canewdon are situated to the south west of local services situated in the centre of the village such as the primary school and village shops, which may ensure sustainable access to key services. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives. The existing public transport link provides access to Rochford town centre and Ashingdon to the south west of the site.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010)</p>	+
<b>4. Economy &amp; Employment</b>	<p>This option is situated to the south of Canewdon.</p> <p>Residential development in this location has the potential to support local shops and services.</p> <p>Play space is allocated for this general location in addition to residential development, which would meet the needs of the local community. There are two local shops in the village and a range of outdoor leisure facilities nearby. There are a range of other local services in Rochford and Ashingdon which are accessible via the existing bus route and would meet the needs of the entire community.</p> <p>This option is not situated within Rochford town centre.</p> <p>This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT12 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>This option has good access to existing local services in the village, and there are opportunities to encourage walking and cycling.</p> <p>The location of this site is unlikely to direct traffic through the village itself. It is located adjacent to the road leading northwards to St Nicholas Church, however, unlike other options for this general location (SC1-4, ALT5-6, ALT11 and SER7) it cannot connect directly to Anchor Lane or Lark Hill Road and the wider highway network.</p> <p>Rochford town centre is situated to the south west of this option, providing a range of local services including jobs, shopping and health facilities. Whilst this option may not reduce the need to travel for some, as with the alternative options, there are several leisure facilities, an area of public open space, a primary school and a village hall in proximity to the site.</p> <p>There is an existing bus route which is accessible from this option along Anchor Lane, which could provide sustainable access to the services and facilities in Rochford for those without access to private transport. Although there is an existing route, there may be opportunities to increase the availability of public transport in this location. This could have a positive impact on social inclusion.</p> <p>This option, as with the alternative options for this general location, does not have good relationship with the proposed Sustrans route or any Greenway. However, there may be opportunities to incorporate green infrastructure links into the development.</p>	+	-
<p><b>6. Biodiversity</b></p>	<p>This general location to the south of Canewdon is situated to the south of the River Crouch. Although this option bounds the Coastal Protection Belt along its western boundary, this is a landscape quality designation rather than an indication of ecological value.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance.</p> <p>Whilst this option is designated grade 3 agricultural land (SEA Baseline Information Profile), it not in agricultural use and is therefore likely to be greater ecological value than some of the other options for this general location (particularly SC1, SC2, ALT5-6).</p> <p>There will be no impact on known sites of geological significance.</p>	+/-	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT12 – Commentary	Score	
	There may be potential to include green infrastructure links into any development, which may facilitate species movement and colonisation, and facilitate habitat creation.		
<b>7. Cultural Heritage</b>	<p>This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.</p> <p>There is likely to be good survival of historic environment assets within the Historic Environment Character Zone 12 due to the wide range of chance discoveries supplemented by some field work. There is high potential for surviving deposits.</p>	+	- -
<b>8. Landscape &amp; Townscape</b>	<p>The site is allocated on grade 3 agricultural land. It is situated on greenfield land with some previously developed land.</p> <p>Although the site is situated on grade 3 agricultural land, it is not used as such. Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designed to the north west of the site.</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (&lt;5 hectares) and incremental small-scale developments.</p> <p>There are trees and hedgerows along the eastern and southern boundaries and a hedgerow along the western boundary which provide enclosure for the site. The eastern boundary is also enclosed by residential development. There are sporadic trees along the eastern boundary. There is transparent wooden fencing along the northern, eastern, western and southern boundaries of the site. There are some trees along the northern boundary but no naturally occurring features, The site is well enclosed by trees and hedgerows.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided, although the size of the site may impact on the delivery of these.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT12 – Commentary	Score	
	This option is not within an area at risk of flooding.		
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). The small size of the site may negatively impact the viability of some measures.</p> <p>The site is not within an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	+	-
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land with some previously developed land.</p> <p>This option is situated on grade 3 agricultural land and will not result in the loss of the highest quality agricultural land.</p> <p>The site is not thought to be contaminated.</p>	-	
<b>12. Air Quality</b>	<p>The village provides some local services and facilities, and there is an existing bus route which can provide sustainable access to the centre of Rochford town centre and Ashingdon, particularly for those without access to private transport.</p> <p>Although there may be limited opportunities to reduce the need to travel to some local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT12 – Commentary	Score
	There are no AQMAs in proximity to this site.	
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p> <p>Dwellings which meet the requirements set out in the Code for Sustainable Homes can be incorporated into the site. 10% of the energy usage of the site should be provided by on site renewable and low carbon energy sources.</p>	<b>+</b>

### South East Ashingdon

#### Policy SER8

SA Objective	Option SER8 – Commentary	Score
<b>1. Balanced Communities</b>	<p>SER8 is very similar to SEA1 in terms of how it relates to the community. The primary difference being that SER8 extends slightly further to the east/south east than SEA1 and has the potential to provide improved access to and from the site via The Drive.</p> <p>The scale of the development can accommodate the required amount of public open space and infrastructure.</p> <p>SER8 is surrounded by residential development to the north, south and west meaning that the site has a strong relationship with the existing residential area. It has the potential to provide a strongly defensible Green Belt boundary.</p> <p>SER8 is in proximity to a number of services including schools (both secondary and primary), shops and services.</p> <p>The area is well serviced by a public transport network including access to Rochford train station at the south of Ashingdon Road.</p> <p>The site has the capacity to accommodate community facilities and services which would be required as part of the development of SER5 but which cannot be accommodated within that site. As such development of SER5 and SER8 should be carefully planned so that the required community services can be provided.</p>	<b>++</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER8 – Commentary	Score
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The site has the capacity to accommodate a large number of dwellings. As such it is essential that the transport infrastructure within the site as well as the routes into and out of the site is well planned out. It is also advisable that measures be taken in the design of any development on the site to encourage the use of public transport. There is a potential for the existing bus route along Ashingdon Road to be diverted onto the site to serve the development, particularly the community facilities and local shops.</p> <p>The site can accommodate a significant amount of public open space. Although it is not in close proximity to any of the proposed Greenways the site does provide the opportunity for a green link between The Drive and Oxford Road enhance non-vehicular linkages and access to the King Edmund School in the north.</p> <p>The proposed public open space can promote informal recreation. A playing field and Clements Hall Leisure Centre are accessible from the site.</p> <p>The site has access to the cycle path along Ashingdon Road. This will help to reduce reliance on private vehicles.</p> <p>SEA2 and SEA3 perform more poorly than SER8 in terms of accessibility because they both extend further into the Green Belt and provide a significantly less defensible Green Belt boundary. They are also more poorly related to the rest of Ashingdon than SER8 which, if accepted, has the potential to provide additional pedestrian and vehicular access points to the south of the site and particularly along The Drive.</p>	<p><b>++</b></p>
<p><b>3. Housing</b></p>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Housing in the development should comply with the Code for Sustainable Homes.</p> <p>Dwellings should comply with the Lifetime Homes Standard.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p>	<p><b>+</b></p>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER8 – Commentary	Score
<p><b>4. Economy &amp; Employment</b></p>	<p>This option is not within the town centre.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth and community facilities to meet the needs of the entire community. Local services are situated to the north west and are accessible from this site. A range of other local services including community and health facilities are located in Rochford town centre and are accessible via the existing public transport network.</p> <p>The close proximity to Rochford train station ensures that residents will have access to employment opportunities within the district but also in other key employment locations including Southend, Basildon and London.</p> <p>The site's capacity to include recreational and retail facilities will have a positive impact on local employment.</p> <p>The provision of youth and community facilities in this general location may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	<p><b>++</b></p>
<p><b>5. Accessibility</b></p>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ashingdon Road. It does not, however, have potential to connect to the proposed Sustrans route or Greenway.</p> <p>The location of this site to the south east of Ashingdon is close to local services (forexample Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways. The site has the potential to link to Ashingdon Road at several points, or minor roads to the south. This option may also link to Oxford Road although this would require an additional link outside of the proposed area and would encroach further into the Green Belt. There is, however, potential to improve public transport links in the locality and enhance opportunities for walking and cycling.</p>	<p><b>+ +</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER8 – Commentary	Score	
	<p>SEA2 and SEA3 perform more poorly than SER8 in terms of accessibility because they both extend further into the Green Belt and provide a significantly less defensible Green Belt boundary. They are also more poorly related to the rest of Ashingdon than SER8 which, if accepted, has the potential to provide additional pedestrian and vehicular access points to the south of the site and particularly along The Drive.</p> <p>A dedicated public transport route through the site should be integrated into any development to ensure that travel within the site is sustainable. This also has the potential to encourage a modal shift in Ashingdon, away from private car use.</p> <p>It would be beneficial if local bus routes were redirected to serve the site as part of their routes.</p>		
<p><b>6. Biodiversity</b></p>	<p>The site is not in proximity to any of the District’s estuaries or salt marshes.</p> <p>The site can be linked to the nearby Local Wildlife site to the east. This will have beneficial impacts in terms of outdoor activities however careful consideration would need to be given to the impact that this course of action may have on biodiversity within the site. It is possible that SER8 will increase recreational pressure on the Wildlife Site, appropriate measures should be considered to mitigate against this eventuality. A management plan for the Local Wildlife Site should be prepared in consultation with relevant bodies such as the Council, Natural England and the Essex Wildlife Trust.</p> <p>The site is situated on Grade 2 agricultural land.</p>	<p>+</p>	
<p><b>7. Cultural Heritage</b></p>	<p>The development is well related to the existing settlement and is unlikely to have an adverse impact on the heritage of the area.</p> <p>The site is located in Historic Environment Character Zone 13. There is likely to be some archaeological deposits in the general area of the site. These should be considered before any major development is carried out.</p> <p>There are listed buildings close to Doggetts Farmhouse to the east of the site. They are not so close to the site as to be significantly threatened however care should be taken at the design stages of any development to ensure that the character of these buildings is not adversely affected.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER8 – Commentary	Score
<b>8. Landscape &amp; Townscape</b>	<p>SER8 is capable of accommodating a significant amount of public open space and green space which will be of great benefit to the public.</p> <p>Its further eastward projection means that it is better connected to The Drive than SEA1 this means that a green link can be created between Oxford Road and The Drive. This area can also be developed into a green buffer to ensure that the Green Belt boundary is defensible.</p> <p>The site is situated on Grade 2 agricultural land as are the other sites for this general location (SEA1, SEA2 and SEA3,). SER8 is bounded on the north, west and south by development and as such it creates a stronger Green Belt Boundary than other sites in this general location.</p>	+
<b>9. Climate Change and Energy</b>	<p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>10% of energy form any development on this site should be generated by on site renewable sources unless it can be demonstrated that that this is not feasible.</p> <p>The site can accommodate Code for Sustainable homes compliant dwellings.</p>	+
<b>10. Water</b>	<p>this site is not within an area at risk of flooding. The site has the capacity to include Sustainable Drainage Systems (SUDs) as well as grey water recycling and other water conservation measures.</p> <p>The size of the site is likely to make such measures more viable.</p> <p>Some improvements to the sewerage network will need to be included.</p> <p>The size of the site is likely to make such measures more viable.</p>	+
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile) and would therefore lead to a loss of high quality (although not the best) agricultural land.</p> <p>Other sites in this general location also result in the loss of grade 2 agricultural land.</p> <p>SEA3 is smaller than the other sites in this option and will result in the loss of less high quality agricultural land than other options.</p>	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SER8 – Commentary	Score	
<b>12. Air Quality</b>	<p>There are some local services located to the north west of this option along Ashingdon Road, and there is an existing bus route nearby which can provide sustainable access to Rochford town centre to the south for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>Improvements to public transport and the enhancement of the bus service to the site and along Ashingdon road will help to reduce air pollution.</p> <p>SEA1, SEA2 provide similar opportunities for reducing air pollution in the general location. While SEA3 is less able to incorporate improvements to public transport and thus reduce air pollution due to the extension of the site away from Ashingdon Road.</p> <p>The area is not subject to any AQMAs.</p>	+	-
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	+	

### Option SEA1

SA Objective	Option SEA1 – Commentary	Score
<b>1. Balanced Communities</b>	<p>The scale of this development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space, play space and youth and community facilities to meet ongoing and future needs. This option also has the potential to provide facilities for the general location to the east of Ashingdon (to the north of the site), and addition funding to provide quality facilities may be provided through offsite financial contributions.</p> <p>This option is enclosed by residential development to the north, south and west, and so has a good relationship with the existing residential area. There is potential to enhance the provision of a range of facilities for the local community both in the immediate vicinity and potentially on a wider scale. This option would therefore promote the regeneration and enhancement of existing communities.</p>	++

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA1 – Commentary	Score
	<p>This option is in proximity to a range of services including schools (it is close to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the north west of the site, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are also existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot to the north west or a wider range of services situated in Rochford town centre to the south (accessible through walking, cycling or via the bus route along Ashingdon Road). Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.</p> <p>Potentially there is no impact; however, this will depend on what community facilities are provided within this general location. Community facilities may include the provision of an adult education centre which could enhance the qualifications and skills of the local community.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>	
<b>2. Healthy &amp; Safe Communities</b>	<p>This option has a good relationship with the existing settlement, which would promote community cohesion. Design of the development will be determined through the development management process. Accessible public open space will be provided within this option, however, it does not relate well to the proposed Sustrans route or Greenways. Nevertheless there is an existing cycle route along Ashingdon Road running south towards Rochford town centre. There is also a playing field to the north along Ashingdon Road, and Clements Hall Leisure Centre in Hawkwell which is accessible via the existing bus service along Ashingdon Road/Rectory Road and would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. These have the potential to improve health and reduce health inequalities. There is a mast and high voltage overhead power lines in close proximity to the site (located to the east) which should be viable to relocate before any development takes place.</p>	<b>++</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA1 – Commentary	Score
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing. This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The Golden Cross parade of shops is situated to the north west of this option, which provides sustainable access to a range of services including a supermarket. This option is in close proximity to King Edmund School and there are several primary schools located further along the Ashingdon Road. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road.</p> <p>The site can accommodate dwellings built to the lifetime homes standard.</p>	+
<b>4. Economy &amp; Employment</b>	<p>This option would enhance consumer choice through the provision of public open space, play space, and youth and community facilities to meet the needs of the entire community. Local services are situated to the north west and are accessible from this site. A range of other local services including community and health facilities are located in Rochford town centre and are accessible via the existing public transport network.</p> <p>This option is not within Rochford town centre.</p> <p>The provision of youth and community and retail facilities in this general location may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	++
<b>5. Accessibility</b>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ashingdon Road. It does not, however, have potential to connect to the proposed Sustrans route or Greenway The location of this site to the south east of Ashingdon is close to local services (for example Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways. The site has the potential to link to Ashingdon Road at several points, or minor roads to the south. This option may also link to Oxford Road although this would require an additional link outside of the proposed area and would encroach further into the Green Belt. There is, however, potential to improve public transport links in the locality and enhance opportunities for walking and cycling.</p>	+

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA1 – Commentary	Score
	<p>This option is in proximity to a range of services including schools (it is in close proximity to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the north west of the site. Other local services situated in Rochford town centre and Clements Hall Leisure Centre in Hawkwell can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p> <p>There are a range of local services in proximity to this option. Other local services are located further along Ashingdon Road and in Rochford town centre to the south. Therefore the location of this option may not reduce the need to travel for some services such as health facilities. However, there is an existing bus route to the west of the site which can provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>There are local services located to the north west of the site, which are within walking distance. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located further along Ashingdon Road or those in the centre of Rochford to the south.</p>	
<p><b>6. Biodiversity</b></p>	<p>This general location is not in proximity to the District's estuaries or salt marshes, or other important natural/semi-natural habitats.</p> <p>There is a Local Wildlife Site (R26. Doggetts Pond) to the south east of the site. There is potential to provide a green link to this area of public open space, however, this may increase the recreational pressure on the species present there and thus may have some impact on diversity. This will need to be carefully considered with any development.</p> <p>Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>The site is not located in immediate proximity to any areas designated for their ecological importance. However, there is a Local Wildlife Site (R26. Doggetts Pond) to the south east of the site and there is potential to provide a green link to this area of public open space. This may, however, increase the recreational pressure on the species present there and thus may have some impact on this designated area. This will need to be carefully considered with any development. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>Public open space will be provided within this general location itself and so this may reduce recreational pressure</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA1 – Commentary	Score	
	<p>on the existing Local Wildlife Site.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is on grade 2 agricultural land (SEA Baseline Information Profile) and includes the provision of public open space. This has the potential to link to the Local Wildlife Site to the east. A green link between these areas of public open space has the potential to create new habitat in the areas and could facilitate species movement and colonisation.</p>		
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 13 which is characterised by a gently undulating landform and arable fields north of the Roach and east of Rochford and Ashingdon (Rochford District Historic Environment Characterisation Project). The historic settlement and overall structure of fields, tracks and roads survives well. Limited investigations have resulted in low level of recorded historic assets which probably does not reflect the true situation. There is potential for extensive archaeological deposits in this zone. The coherence of the dispersed settlement and structure of historic landscape together with potential buried deposits would suffer if significant change occurred. There are Listed Buildings in the vicinity of Doggetts Farmhouse to the east of the site. The potential impact on any archaeological deposits and the setting of the Listed Buildings would need to be considered with any development.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile). Although this site does not follow a natural field boundary, it is enclosed on three sides (north, south and west) and would create a more defensible Green Belt boundary, when compared to the other options for this general location.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This site is bounded by residential development to the north, west and south. This option would ensure that a robust and defensible Green Belt boundary could be maintained in this locality.</p>	+	



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA1 – Commentary	Score
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable</p> <p>The site is not within an area of flooding.</p>	<p>+</p>
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this site has the capacity to incorporate SUDs to help mitigate any impact.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<p>+</p>
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile) and would therefore lead to a loss of high quality (although not the best) agricultural land.</p> <p>Other sites in this general location also result in the loss of grade 2 agricultural land.</p> <p>SEA3 is smaller than the other sites in this option and will result in the loss of less high quality agricultural land than other options.</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA1 – Commentary	Score	
<b>12. Air Quality</b>	<p>There are some local services located to the north west of this option along Ashingdon Road, and there is an existing bus route nearby which can provide sustainable access to Rochford town centre to the south for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.	+	

### Option SEA2

SA Objective	Option SEA2 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The scale of this development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space, play space and youth and community facilities to meet ongoing and future needs. This option also has the potential to provide facilities for the general location to the east of Ashingdon (to the north of the site), and addition funding to provide quality facilities may be provided through offsite financial contributions</p> <p>This option is partly enclosed by residential development to the north and west and it follows a field boundary to the north east and east. It may relate well with the existing residential area, although not as well as SEA1 due to its extension further to the east and north. This may, however, constrain any future expansion of King Edmund School and this option has the potential to be of detriment to the regeneration and enhancement of existing communities. Nevertheless there is potential enhance the provision of a range of facilities for the local community both in the immediate vicinity and potentially on a wider scale which would have a positive impact on existing communities.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA2 – Commentary	Score	
	<p>This option is in proximity to a range of services including schools (it is close to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the north west of the site, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are also existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot to the north west or a wider range of services situated in Rochford town centre to the south (accessible through walking, cycling or via the bus route along Ashingdon Road). Although there are a range of local services in proximity to the site, this option extends further away from Ashingdon Road which may make these local services and the existing bus route less accessible for some. Essential services may therefore be less accessible to those without access to private transport as opposed to SEA1. This option may be less able to ensure that the needs of an ageing population are met in this location.</p> <p>Potentially there is no impact; however, this will depend on what community facilities are provided within this general location. Community facilities may include the provision of an adult education centre which could enhance the qualifications and skills of the local community.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>		
<b>2. Healthy &amp; Safe Communities</b>	<p>Accessible public open space will be provided within this option, however, it does not relate well to the proposed Sustrans route or Greenways. Nevertheless there is an existing cycle route along Ashingdon Road running south towards Rochford town centre. There is also a playing field to the north along Ashingdon Road, and Clements Hall Leisure Centre in Hawkwell which is accessible via the existing bus service along Ashingdon Road/Rectory Road and would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. The extension of this option further to the east than SEA1 and SER8 may, however, make these less accessible for some. These have the potential to improve health and reduce health inequalities.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA2 – Commentary	Score	
	<p>There is a mast and high voltage overhead power lines in close proximity to the site (located to the south) which should be viable to move before any development takes place.</p> <p>The proposed public open space to be incorporated into this development would promote informal recreation. Clements Hall Leisure Centre and the playing field to the north along Ashingdon Road are also accessible from this site and would promote informal recreation and encourage healthy, active lifestyles, although they may be less accessible for those without access to private transport. This option relates less well to the existing cycle route along Ashingdon Road running south as opposed to SEA1, and it does not have the potential to connect to the proposed Sustrans route or Greenways.</p> <p>The proposed Sustrans route and Greenways are not accessible from this option. There is an existing cycle route along Ashingdon Road running south, which has the potential to benefit from enhancement. This route, however, would be less accessible for some due to the extension of this option further to the east away from Ashingdon Road as opposed to SEA1.</p>		
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The Golden Cross parade of shops is situated to the north west of this option, which provides sustainable access to a range of services including a supermarket. This option is in close proximity to King Edmund School and there are several primary schools located further along the Ashingdon Road. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road.</p> <p>The site can accommodate dwellings built to the lifetime homes standard.</p>	<b>+</b>	
<b>4. Economy &amp; Employment</b>	<p>This option is not within Rochford town centre.</p> <p>Ashingdon is primarily served by the services in the neighbouring town centre of Rochford situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth and community facilities to meet the needs of the entire community. Local services are situated to the north west and are accessible from this site. A range of other local services including community and health facilities are located in Rochford town centre and are accessible via the existing public transport network.</p>	<b>+</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA2 – Commentary	Score	
	<p>The Golden Cross parade of shops is situated to the north west of this option, which provides sustainable access to a range of services including a supermarket. This option is in close proximity to King Edmund School and there are several primary schools located further along the Ashingdon Road. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road, although the extension of this site to the east may make them less accessible for some. There are existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road.</p> <p>The provision of youth and community facilities in this general location may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>		
	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ashingdon Road. It does not, however, have potential to connect to the proposed Sustrans route or Greenway.</p> <p>The location of this site to the south east of Ashingdon is close to local services (for example Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways. The site has the potential to link to Ashingdon Road at several points, or minor roads to the south. This option may also link to Oxford Road although this would require an additional link outside of the proposed area and would encroach further into the Green Belt. There is, however, potential to improve public transport links in the locality and enhance opportunities for walking and cycling.</p>		
<b>5. Accessibility</b>	<p>This option is in proximity to a range of services including schools (it is in close proximity to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the north west of the site. Other local services situated in Rochford town centre and Clements Hall Leisure Centre in Hawkwell can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network, although this facility may be less accessible for some as opposed to SEA1 and SER8.</p> <p>There are a range of local services in proximity to this option. Other local services are located further along Ashingdon Road and in Rochford town centre to the south. Therefore the location of this option may not reduce the</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA2 – Commentary	Score	
	<p>need to travel for some services such as health facilities. However, there is an existing bus route to the west of the site which can provide sustainable access to these key services, particularly for those without access to private transport. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>This option is situated to the south east of Ashingdon where there are some local services nearby, and there is an existing public transport route providing access to Rochford town centre as well as other local services along Ashingdon Road. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There are local services located to the north west of the site, which may be within walking distance, although they may be less accessible for some due to the sites extension to the east away from Ashingdon Road. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located further along Ashingdon Road or those in the centre of Rochford to the south.</p> <p>The south east of Ashingdon has links with the neighboring economic centre of Southend, which is recognized in the Core Strategy. This relationship may therefore not reduce out-commuting.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>		
<p><b>6. Biodiversity</b></p>	<p>This general location is not in proximity to the District's estuaries or salt marshes, or other important natural/semi-natural habitats.</p> <p>There is a Local Wildlife Site (R26. Doggetts Pond) to the south east of the site. There is potential to provide a green link to this area of public open space, however, this may increase the recreational pressure on the species present there and thus may have some impact on diversity. This will need to be carefully considered with any development. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. Public open space will be provided within this general location and so this may reduce recreational pressure on the existing Local Wildlife site.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is on grade 2 agricultural land (SEA Baseline Information Profile) and includes the provision of public open space. This has the potential to link to the Local Wildlife Site to the south east. A green link between these areas of public open space has the potential to create new habitat in the areas and could facilitate species movement and colonization.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA2 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This general location is situated within Historic Environment Character Zone 13 which is characterised by a gently undulating landform and arable fields north of the Roach and east of Rochford and Ashingdon (Rochford District Historic Environment Characterisation Project). The historic settlement and overall structure of fields, tracks and roads survives well. Limited investigations have resulted in low level of recorded historic assets which probably does not reflect the true situation. There is potential for extensive archaeological deposits in this zone. The coherence of the dispersed settlement and structure of historic landscape together with potential buried deposits would suffer if significant change occurred. There are Listed Buildings in the vicinity of Doggetts Farmhouse to the east of the site. The potential impact on any archaeological deposits and the setting of the Listed Buildings would need to be considered with any development.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile). Although this site follows a natural field boundary to the east, it does not extend as far south as SEA 1 and so would be less able to create a defensible Green Belt boundary.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This site is bounded by residential development to the north and west.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area of flooding.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA2 – Commentary	Score	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this site has the capacity to incorporate SUDs to help mitigate any impact.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats</p>	+	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile) and would therefore lead to a loss of high quality (although not the best) agricultural land.</p> <p>Other sites in this general location also result in the loss of grade 2 agricultural land.</p> <p>SEA3 is smaller than the other sites in this option and will result in the loss of less high quality agricultural land than other options.</p>	-	
<b>12. Air Quality</b>	<p>There are some local services located to the north west of this option along Ashingdon Road, and there is an existing bus route nearby which can provide sustainable access to Rochford town centre to the south for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	



Option SEA3

SA Objective	Option SEA3 – Commentary	Score
<p><b>1. Balanced Communities</b></p>	<p>The scale of this development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space, play space and youth and community facilities to meet ongoing and future needs. This option also has the potential to provide facilities for the general location to the east of Ashingdon (to the north of the site), and addition funding to provide quality facilities may be provided through offsite financial contributions.</p> <p>This option is partly enclosed by residential development to the north and west and it follows a field boundary to the east. It extends further to the east than Option SEA1 and would not relate as well with the existing residential area as opposed to SEA1 and SEA2. However, there is potential to enhance the provision of a range of facilities for the local community both in the immediate vicinity and potentially on a wider scale. Therefore although the provision of additional facilities in this general location to serve the local community would have a positive impact, the arrangement of this option as opposed to SEA1 would not promote the regeneration and enhancement of existing communities.</p> <p>This option is in proximity to a range of services including schools (it is close to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the north west of the site, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There are also community facilities and health facilities situated further along Ashingdon Road and in Rochford town centre to the south, which are accessible via the existing bus service along Ashingdon Road. There are also existing public transport links to the west of this site along Ashingdon Road and Rochford train station is situated at the southern end of Ashingdon Road. This option would provide a range of housing types and tenure, affordable housing, public open space, play space and a range of other facilities to meet the needs of the local community. It would ensure equal opportunities and that all sections of the community are catered for.</p> <p>Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot to the north west or a wider range of services situated in Rochford town centre to the south (accessible through walking, cycling or via the bus route along Ashingdon Road). Although there are a range of local services in proximity to the site, this option extends further away from Ashingdon Road which may make these local services and the existing bus route less accessible for some. Essential services may therefore be less accessible to those without access to private transport as opposed to SEA1. This option may be less able to ensure that the needs of an ageing population are met in this location.</p>	<p>+</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA3 – Commentary	Score	
	<p>Potentially there is no impact; however, this will depend on what community facilities are provided within this general location. Community facilities may include the provision of an adult education centre which could enhance the qualifications and skills of the local community.</p> <p>Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.</p>		
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This option would not be as well related to the existing settlement as SER8 or SEA1. This may have a negative impact on community cohesion.</p> <p>Accessible public open space will be provided within this option, however, it does not relate well to the proposed Sustrans route or Greenways. Nevertheless there is an existing cycle route along Ashingdon Road running south towards Rochford town centre. There is also a playing field to the north along Ashingdon Road, and Clements Hall Leisure Centre in Hawkwell which is accessible via the existing bus service along Ashingdon Road/Rectory Road and would provide equal opportunities for the local community, in terms of access, particularly for those without access to private transport. The extension of this option further to the east than SEA1 may, however, make these less accessible for some. These have the potential to improve health and reduce health inequalities. There is a mast and high voltage overhead power lines in close proximity to the site (located to the south) which should be viable to move before any development takes place.</p> <p>The proposed public open space to be incorporated into this development would promote informal recreation. Clements Hall Leisure Centre and the playing field to the north along Ashingdon Road are also accessible from this site and would promote informal recreation and encourage healthy, active lifestyles, although they may be less accessible for those without access to private transport. This option relates less well to the existing cycle route along Ashingdon Road running south as opposed to SEA1, and it does not have the potential to connect to the proposed Sustrans route or Greenways.</p> <p>The proposed Sustrans route and Greenways are not accessible from this option. There is an existing cycle route along Ashingdon Road running south, which has the potential to benefit from enhancement. This route, however, would be less accessible for some due to the extension of this option further to the east away from Ashingdon Road as opposed to SEA1.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA3 – Commentary	Score	
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The site can accommodate dwellings built to the lifetime homes standard.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>Ashingdon is primarily served by the services in the neighbouring town centre of Rochford situated to the south of this general location, and so does not seek to focus development within this centre.</p> <p>This option would enhance consumer choice through the provision of public open space, play space, and youth and community facilities to meet the needs of the entire community. Local services are situated to the north west and are accessible from this site. A range of other local services including community and health facilities are located in Rochford town centre and are accessible via the existing public transport network.</p> <p>This option is not within Rochford town centre.</p> <p>The provision of youth and community facilities in this general location may provide more opportunities for residents to work in the District. This option would not lead to the loss of employment land and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.</p>	++	
<b>5. Accessibility</b>	<p>There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Ashingdon Road. It does not, however, have potential to connect to the proposed Sustrans route or Greenway.</p> <p>The location of this site to the south east of Ashingdon is close to local services (for example Golden Cross Parade) although other services in Rochford town centre and the train station is situated further away to the south. There is an existing cycle route nearby and opportunities to encourage walking and cycling, although this general location does not have a good relationship with the proposed Sustrans route or any Greenways.</p> <p>The extension of this site further away from Ashingdon Road may, however, make local services and facilities such as the parade of shops and the existing bus route less accessible for some. The site has the potential to link to Ashingdon Road and there is potential to improve public transport links in the locality and enhance opportunities for walking and cycling.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA3 – Commentary	Score	
	<p>This option is in proximity to a range of services including schools (it is in close proximity to a secondary school and there are numerous primary schools along Ashingdon Road), a supermarket and other local shops at Golden Cross Parade to the north west of the site. Other local services situated in Rochford town centre and Clements Hall Leisure Centre in Hawkwell can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network, although this facility may be less accessible for some as opposed to SEA1 and SER8.</p> <p>There are a range of local services in proximity to this option. Other local services are located further along Ashingdon Road and in Rochford town centre to the south. Therefore the location of this option may not reduce the need to travel for some services such as health facilities. However, there is an existing bus route to the west of the site which can provide sustainable access to these key services, particularly for those without access to private transport. This facility may be less accessible for some due to the extension of the site further to the east away from Ashingdon Road. There is also potential to improve the provision of this service as well as potential to encourage walking and cycling, as appropriate.</p> <p>This option is situated to the south east of Ashingdon where there are some local services nearby, and there is an existing public transport route providing access to Rochford town centre as well as other local services along Ashingdon Road. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.</p> <p>There are local services located to the north west of the site, which may be within walking distance, although they may be less accessible for some due to the sites extension to the east away from Ashingdon Road. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located further along Ashingdon Road or those in the centre of Rochford to the south.</p> <p>The south east of Ashingdon has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p> <p>There may be opportunities to incorporate green infrastructure links into the development.</p>		
<p><b>6. Biodiversity</b></p>	<p>This general location is not in proximity to the District's estuaries or salt marshes, or other important natural/semi-natural habitats.</p> <p>There is a Local Wildlife Site (R26. Doggetts Pond) to the south east of the site. There is potential to provide a green link to this area of public open space, however, this may increase the recreational pressure on the species present there and thus may have some impact on diversity. This will need to be carefully considered with any</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA3 – Commentary	Score	
	<p>development. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. Public open space will be provided within this general location and so this may reduce recreational pressure on the existing Local Wildlife site.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>This option is on grade 2 agricultural land (SEA Baseline Information Profile) and includes the provision of public open space. This has the potential to link to the Local Wildlife Site to the south east. A green link between these areas of public open space has the potential to create new habitat in the areas and could facilitate species movement and colonization.</p>		
<p><b>7. Cultural Heritage</b></p>	<p>This general location is situated within Historic Environment Character Zone 13 which is characterised by a gently undulating landform and arable fields north of the Roach and east of Rochford and Ashingdon (Rochford District Historic Environment Characterisation Project). The historic settlement and overall structure of fields, tracks and roads survives well. Limited investigations have resulted in low level of recorded historic assets which probably does not reflect the true situation. There is potential for extensive archaeological deposits in this zone. The coherence of the dispersed settlement and structure of historic landscape together with potential buried deposits would suffer if significant change occurred. There are Listed Buildings in the vicinity of Doggetts Farmhouse to the east of the site. The potential impact on any archaeological deposits and the setting of the Listed Buildings would need to be considered with any development.</p>	+	-
<p><b>8. Landscape &amp; Townscape</b></p>	<p>Public open space on site will be allocated, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile). Although this site follows a natural field boundary to the east, it does not extend as far south as SER8 and SEA1 or as far north as SEA2 and so would be less able to create a defensible Green Belt boundary.</p> <p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile). Although this site follows a natural field boundary to the east, it does not extend as far south as SEA 1 or as far north as SEA2 and so would be less able to create a defensible Green Belt boundary than the other options for this general location.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA3 – Commentary	Score	
	<p>This option is situated on greenfield land and would therefore not reduce the amount of derelict, degraded and underused land.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This site is bounded by residential development to the north and west. This option would be less able to ensure that a robust and defensible Green Belt boundary could be maintained in this locality as opposed to SEA1.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p> <p>The site is not within an area of flooding.</p>	<b>+</b>	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>It is likely that the size of the site would make such measures more viable.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.</p> <p>There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this site has the capacity to incorporate SUDs to help mitigate any impact.</p> <p>The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.</p> <p>Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.</p>	<b>+</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option SEA3 – Commentary	Score	
<b>11. Land and Soil</b>	<p>This option is situated on greenfield land.</p> <p>This option is situated on grade 2 agricultural land (SEA Baseline Information Profile) and would therefore lead to a loss of high quality (although not the best) agricultural land.</p> <p>Other sites in this general location also result in the loss of grade 2 agricultural land.</p> <p>SEA3 is smaller than the other sites in this option and will result in the loss of less high quality agricultural land than other options.</p>	-	+
<b>12. Air Quality</b>	<p>There are some local services located to the north west of this option along Ashingdon Road, and there is an existing bus route nearby which can provide sustainable access to Rochford town centre to the south for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this site.</p>	+	-
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.</p>	+	

## West Great Wakering

### Policy SER9

SA Objective	Policy SER9 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The addition of new housing to the village of Great Wakering would provide homes for families to ensure that they are not forced to leave the area. It would also promote the redevelopment of Great Wakering. SER9 is an amalgam of features from WGW1, WGW2 and WGW5, with some alterations.</p> <p>Both WGW1 and WGW5 have been identified as being well located in relation to West Great Wakering. Their proximity to the settlement was identified in the previous SA as performing well against the sustainability criteria. They were found to encourage community cohesion and regeneration.</p> <p>Sites WGW3, WGW2 and WGW4 were found to be too segregated from the main settlement to provide significant benefit to the settlement's community.</p> <p>SER9 has been developed using the site locations from WGW1, WGW2 and WGW5 as a basis. This was done to provide greater flexibility in the policy. Both of the sites incorporated into SER9 were identified as being well located relative to Great Wakering. Both will be able to ensure that local facilities are available to existing and future residents. Both have good access to Southend Road/High Street and the wider highway network.</p> <p>WGW2 is very similar to SER9 however it restricts the site to the south of the High Street (SER9b) to a ribbon running perpendicular to the High Street. In terms of benefit to the community this site performs almost as well as SER9. The main difference is that the corresponding site in SER9 extends further south than the site in WGW2 creating a more robust boundary for SER9b, both in terms of visual impact and Green Belt integrity.</p> <p>SER9a and SER9b are segregated from each other by existing residential development and by the High Street/ Southend Road. This will potentially make it harder for residents to gain access to services and facilities provided alongside development distributed across the sites and have a negative impact on equal opportunities for residents. Individually however the sites are well integrated into the existing development, and are in proximity to existing services and facilities situated along the High Street. SER9a and SER9b are also situated in proximity to one another.</p> <p>In addition the Concept Statement notes that development may also facilitate the development, enhancement and maintenance of facilities provided off site.</p> <p>As the site is bounded by Star Lane industrial Estate, consideration should be given to the phasing of the industrial estate's proposed redevelopment for residential use under Policy BFR1 (assessed elsewhere in detail in this document).</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER9 – Commentary	Score	
<b>2. Healthy &amp; Safe Communities</b>	<p>SER9 is well located relative to the existing settlement providing access to local services and facilities. It is also well related to public open space and areas of wildlife value. These include, allotments and play spaces as well as the Local Wildlife Site on the former Star Lane Pits.</p> <p>Improvements to infrastructure and additional open space provided as part of development of SER9 would promote informal recreation and may also encourage healthy, active lifestyles and would further enhance access to public open space. SER9 is also in proximity to other area of public open space and leisure facilities, which would also encourage healthy lifestyles and promote informal recreation.</p> <p>The site is well placed in relation to proposed Greenway 20 to the west of the site. The proximity to the proposed Greenway has the potential to promote recreation.</p>	<b>++</b>	
<b>3. Housing</b>	<p>Dwellings built to the lifetime homes standard should be viable for this site.</p> <p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>The policy can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>The policy includes flexibility to enable the provision of homes and associated infrastructure, services and facilities to meet local need whilst taking into account any site constraints.</p>	<b>+</b>	
<b>4. Economy &amp; Employment</b>	<p>This option is not situated within a town centre.</p> <p>SER9 is particularly well located relative to the employment site NEL3 to the south of Great Wakering (assessed later in this document). This has the potential to improve the employment prospects for the residents of the site. NEL3 is situated close enough to the proposed sites within SER9 to offer employment opportunities, as well as to Great Wakering in general. This will be primarily light industrial use and as such appropriate attention will need to be given to the site in order to make sure that any negative impacts of the site are mitigated or avoided. Infrastructure improvements will also be needed to ensure that there is no impediment to traffic flow and no detriment to pedestrians because of 'bad neighbour' activities. Although NEL3 is located further to the south of the residential settlement of Great Wakering, it is still in proximity so as to provide accessible local employment opportunities particularly for SER9b.</p> <p>Consideration should be given to the types of use that will be permitted on the site with a view to preventing it from becoming a 'bad neighbour' development. Uses such as B1 (business) and B8 (storage and distribution) are considered appropriate.</p>	<b>++</b>	<b>-</b>
<b>5. Accessibility</b>	<p>Great Wakering benefits from a local bus service which runs to local town centres. SER9 is in proximity to local services, although other services and facilities in neighbouring town centres are situated further away and may be accessible using the existing public transport network.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER9 – Commentary	Score	
	<p>SER9 is in proximity to Greenway 20 to the west.</p> <p>The site to the west of Little Wakering Road (SER9a) is enclosed by existing residential development to the north, east and south, and the site to the south of the High Street (SER9b) is enclosed by residential development to the north, greenfield land to the east, an existing employment land to the west and a Local Wildlife Site to the south.</p> <p>SER9a has the potential to connect to both Barrow Hall Road and Southend Road, and SER9b has the potential to link to the High Street, and Star Lane. There may also be potential to provide pedestrian links to the High Street from SER9b which would enhance the accessibility of local services from this site.</p> <p>SER9 has the potential to promote walking and cycling to local services and facilities.</p> <p>Different land levels in the locality may impact on the accessibility and provision of highway and pedestrian links and would need to be overcome with any development coming forward on SER9b. This is addressed within the Concept Statement. Nevertheless SER9 does have potential to encourage walking and cycling and there is also potential to improve public transport links in the locality.</p> <p>The relationship between SER9 and NEL3 also has the potential to encourage walking and cycling.</p> <p>The cumulative impact on the highway network of proposed development would need to be considered. The Concept Statement for NEL3 proposes that a single point of access should serve SER9, BFR1 and NEL3. Such integration would have a positive effect on sustainability.</p> <p>SER9 is close to Greenway 20 to the west. There are opportunities to create pedestrian and cycle links to the Greenway.</p> <p>Local highway capacity and infrastructure improvements are required to accompany development of the site. A Transport Impact Assessment should be carried out prior to the development of the site.</p>		
<p><b>6. Biodiversity</b></p>	<p>SER9 is not in close proximity to the District's estuaries, or salt marshes.</p> <p>However, SER9b is adjacent to a Local Wildlife Site (R.35 Star Lane Pits), which is located to the south of the site. Any proposal for development should take into account the proximity of the Local Wildlife Site.</p> <p>The buffer to the west of SER9a can ensure that there is a defensible Green Belt boundary, preventing further encroachment into the Green Belt. It would also have benefits in terms of landscape, reducing the visual impact of development from the surrounding highway network as well as a positive impact on biodiversity. The Concept Statement states that the green buffer will not be included as part of the development but will be situated in the Green Belt to the west of the settlement. It will take the form of parkland which would be accessible to the public.</p>	<p><b>++</b></p>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER9 – Commentary	Score
	<p>SER9b to the south of the High Street is adjacent to the Local Wildlife Site. The Concept Statement requires that a green buffer be established between the development and the Local Wildlife Site in order to minimise the impact of development on the site. This buffer will minimise the visual impact on the Local Wildlife Site. It will ensure that the development does not encroach on the Local Wildlife Site and also has the potential to form a corridor for species movement.</p> <p>SER9b, BFR1 and the proposed employment site, NEL3, are located in proximity to a Local Wildlife Site. Serious consideration should be given to any development on SER9b, BFR1 and NEL3 to ensure that there is no negative impact on the Local Wildlife Site as a result of increased recreational pressure. Relevant bodies should be consulted on how best to deal with the additional recreational pressures on the site. A management plan for the Local Wildlife Site should be reviewed in consultation with relevant bodies such as the Council, Natural England and the Essex Wildlife Trust, given potential increased recreational pressure on the site. This could have a positive impact on biodiversity in the long term.</p> <p>The area west of Alexandra Road is potentially of ecological value and should be protected. This is recognised in the Concept Statement, which proposes the inclusion of a green buffer within SER9b.</p> <p>SER9 has the potential to create a well integrated extension to the existing settlement provided that appropriate green buffers are included within the site to enhance and preserve local biodiversity and give distinction and strength to the Green Belt boundary.</p>	
<b>7. Cultural Heritage</b>	<p>The site to the west of Little Wakering Road (SER9a) is situated within Historic Environment Character Zone 14 which is located between Southend-on-Sea to the south and the River Roach to the north, on sand and gravel terraces with areas of brickearth. The historic settlement pattern is dispersed in this area, with both irregular and regular field systems. Although there has been little formal archaeological fieldwork chance finds indicate multi-period occupation. The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well, and the likelihood of extensive archaeological deposits and lack of development indicates good potential. The Plan suggests that the coherence of dispersed settlements and the structure of the historic landscape together with potential buried deposits would suffer if significant change occurred.</p> <p>The site to the south of the High Street (SER9b) is situated within Zone 7 which encompasses an extensive area of brickearth covered gravel terrace that is mostly cultivated. Large parts comprise restored landscape following brickearth quarrying. It is characterised by a rectilinear pattern of land boundaries of ancient origin and contains extensive archaeological deposits of multi-period date. There is likely to be good below ground archaeological survival outside the quarried areas. The areas not quarried have a high sensitivity to change</p> <p>for below grounds deposits, however, the extensive quarrying has significantly altered the historic landscape. Any potential impact of development on the historic environment and the potential for surviving archaeological deposits would need to be carefully considered.</p>	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER9 – Commentary	Score
	<p>There are no listed buildings in proximity to the site however the Great Wakering Conservation Area is situated to the east. The development of this site is not likely to have an impact on the Conservation Area.</p>	
<p><b>8. Landscape &amp; Townscape</b></p>	<p>SER9 is situated on Green Belt land. SER9a and SER9b cover a greater total area than the alternative options for West Great Wakering (WGW1-5). Consequently it will have a greater negative impact on the Green Belt than some of the smaller sites. However, both SER9a and SER9b are well integrated into the existing settlement. In addition SER9a includes the provision of a green buffer to the west which would have a positive impact on the local landscape.</p> <p>SER9a and SER9b perform more strongly than the sites WGW3, WGW4 and WGW5, in particular, in that they do not project as far into the Green Belt.</p> <p>SER9a does not project as far into the Green Belt as the comparable sites WGW2 or WGW5. Although similar to SER9a, WGW2 extends slightly further to the west.</p> <p>SER9b does not project as far south into the Green Belt towards Shoebury as WGW3 or WGW4. SER9b is similar to WGW1.</p> <p>The combination of SER9a and SER9b is therefore better integrated into the existing settlement and has greater potential to ensure a more robust Green Belt boundary than the alternative options.</p> <p>The site to the south of the High Street (SER9b) is at a considerably lower level than the land further north. As such consideration should be given to landscaping and access issues. This will ensure that the site is appropriately integrated with the rest of the settlement.</p> <p>The site to the west of Little Wakering Road (SER9a) does not project as far west away from the existing development as WGW5. SER9a will have a lesser impact on the Green Belt than this site.</p> <p>SER9 provides the opportunity to include a significant amount of public open space in any future development (particularly to the west of SER9a) as well as SER9b benefiting from being in close proximity to a Local Wildlife Site which has the potential to be used for recreation (provided that it is properly managed).</p> <p>The relationship between SER9 and NEL3 in terms of landscape impact has been considered within the respective Concept Statements.</p> <p>NEL3 and SER9's close proximity to the Local Wildlife Site put the site at risk from increased use. In order to mitigate this SER9 should include several green buffers. They will not form part of the development area, but will be situated in the Green Belt to the west of the residential settlement.</p>	<p><b>+ +</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER9 – Commentary	Score
	<p>Open space relating to SER9a should be located between the site to the west of Little Wakering Road and the temporary road to the west to act as a green buffer.</p> <p>The site to the south of the High Street (Policy SER9b) is adjacent to a Local Wildlife Site which is located to the south. A green buffer between the development and the Local Wildlife Site should be provided to minimise disturbance. Given the proximity of the site and an area of ecological value, a management plan for the Local Wildlife Site (see Policy NEL3) should be reviewed in consultation with relevant bodies such as the Council, Natural England and the Essex Wildlife Trust, given potential increased recreational pressure on the site.</p> <p>The eastern boundary of the site (Policy SER9b) may benefit from an appropriately sized green buffer.</p> <p>Trees and hedges should be developed in garden areas along the eastern and southern boundaries of the site to the west of Little Wakering Road (Policy SER9a) and along the northern boundary of the site to the south of the High Street (Policy SER9b) to create a green buffer in perpetuity between new and existing development, whilst promoting integration.</p>	
<b>9. Climate Change and Energy</b>	<p>The site can accommodate dwellings that meet the Code for Sustainable Homes.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	<b>+</b>
<b>10. Water</b>	<p>The site is not within an area at risk of flooding, however, there are areas of flood zone 2 and 3 to the north east and south east of this area.</p> <p>The sites SER9a and SER9b are capable of supporting Sustainable Drainage Systems (SUDs) as well as incorporating grey water recycling and other water conservation technologies.</p> <p>The severance of the two sites has the potential to impact on the range of Sustainable Drainage Systems (SUDS) developed. Attenuation SUDS of a size proportionate to the development should be used such as balancing ponds, swales, detention basins and green roofs. These could be incorporated into the greenspace provided on- and/or adjacent to the site. Appropriate SUDS should be determined in consultation with Essex County Council. A drainage strategy should be prepared for the sites.</p> <p>Potential constraints for SER9 in terms of wastewater transfer and transmission are addressed within the Concept Statement.</p>	<b>+</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy SER9 – Commentary	Score
<b>11. Land and Soil</b>	<p>SER9 is situated on Green Belt land. SER9a and SER9b cover a greater total area than the alternative options for West Great Wakering (WGW1-5) Consequently it will have a greater negative impact on the Green Belt than some of the smaller sites, however, both SER9a and SER9b are well integrated into the existing settlement.</p> <p>SER9 will result in the loss of grade 1 agricultural land. The site performs poorly against the sustainability criteria in this regard. However there is no suitable alternative site that does not require the allocation of grade 1 agricultural land available within the general location. The site will result in the loss of Green Belt land.</p>	-
<b>12. Air Quality</b>	<p>There are a range of local services located in proximity to SER9 along the High Street, and there is an existing bus route nearby providing sustainable access to the Districts town centres. There are also opportunities on this site to encourage cycling and walking. This reduces the need to use private transport. All of these factors would have a positive impact on reducing air pollution.</p> <p>There are no AQMAs in proximity to this site.</p>	+
<b>13. Sustainable Design and Construction</b>	<p>There are no major constraints on this site that would impede sustainable design and construction.</p> <p>Dwellings on the site should be required to meet the requirements set out in the Code for Sustainable Homes.</p>	+

Option WGW1

SA Objective	Option WGW1 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The scale of the site means that it is able to accommodate the required amount of public open space.</p> <p>This option is situated to the west/south west of existing residential development in Great Wakering. This allocation would provide properties for families and ensure that they do not have to leave the local area.</p> <p>As the site is bounded by Star Lane industrial Estate, consideration should be given to the phasing of the industrial estate’s redevelopment for residential use under policy BFR1.</p> <p>This allocation would provide properties for families and ensure that they do not have to leave the local area.</p> <p>It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school.</p> <p>Development within this option would be segregated, rather than proposing development in one location on the edge of the village, which would have a negative impact on community cohesion and thus the regeneration and enhancement of existing communities within Great Wakering.</p> <p>There are a range of local facilities in proximity to this site, including a primary school to the east. Local leisure facilities such as Great Wakering Leisure Centre, allotments and a football ground are located in close proximity to the site. This option is at the western end of the High Street which provides numerous services to meet the day to day needs of the local community. This includes a local supermarket. These existing facilities should be accessible from this site and would ensure equal opportunities for the local community and that all sections of the community are catered for. Additional facilities will also be provided in this general location such as youth and community facilities and accessible public open space.</p>	+	-
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>WGW1 is well related to the existing residential area and has good access to public services and facilities. It also has good access to public open space and to recreational facilities such as Great Wakering Leisure Centre.</p> <p>Allotments and a football ground are also in proximity to the site, and have the potential to improve health and reduce health inequalities.</p> <p>The relationship between this option, Star Lane Industrial Estate (which is to be reallocated for residential use) and the options for employment land to the south of Great Wakering would also need to be taken into consideration.</p> <p>This site is situated near a proposed Greenway (Greenway 20) to the west of this option. The proximity to the proposed Greenway has the potential to promote recreation.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG1 – Commentary	Score	
<b>3. Housing</b>	<p>Dwellings built to the lifetime homes standard should be viable for this site.</p> <p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>The village of Great Wakering is primarily served by the services in neighbouring town centres, and so does not seek to focus development with these centres.</p> <p>The site is well located in relation to Great Wakering High Street, where the village's shops and services are focussed. As such, residential development here has the potential to support these local shops and services.</p> <p>Local services are available along the High Street and would be accessible to the local community from this option. Other shops and services are available in neighbouring town centres.</p> <p>The site, although not in immediate proximity has access to the employment land south of Great Wakering does provide the opportunity for local residents to work there and avoid the need to travel further out of the area.</p> <p>This option is not situated within a town centre.</p>	+	
<b>5. Accessibility</b>	<p>There is an existing bus service in Great Wakering which runs to neighbouring town centres. There may be opportunities to increase the availability of public transport in this location. Whilst this option does not have good relationship with the proposed Sustrans route, it is in proximity to Greenway 20 to the west which runs south towards Shoebury. This provides some opportunities for alternative forms of travel.</p> <p>There may be limited opportunities to connect the site to the existing highways network, which may impact on the accessibility of services. Several links to the High Street and Star Lane may be provided from this option although the impact on the highway network will need to be considered at these points. Pedestrian links may also be provided which could encourage walking and cycling to access the local services in the village as opposed to private transport.</p> <p>This option is in proximity to a range of local services and facilities which can be accessed on foot or via the existing bus services or a wider range of services situated in neighbouring town centres. Essential services may therefore be accessible to those without access to private transport.</p> <p>This site is enclosed by existing residential development to the north, existing employment land and Star Lane to the west, greenfield land to the east and a Local Wildlife Site to the south. This enclosure, whilst promoting a defensible Green Belt boundary has the potential to limit opportunities to link the site to the existing highway network as opposed to the other</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW1 – Commentary	Score	
	<p>options for this general location. However, several road and pedestrian links may be provided to reduce the burden on the existing highway network at one point.</p> <p>Pedestrian links in addition to potential road links may be created which could promote walking and cycling to the village services and the existing bus route. This option has the potential to connect to both the High Street and Star Lane, There is also potential to improve public transport links in the locality and enhance opportunities for walking and cycling. The relationship between this option and the options for employment land to the south of Great Wakering also has the potential to encourage walking and cycling. However, this would depend on the residential and employment options taken forward. This option is particularly well related to Options BFR1 and E19 to E22. The cumulative impact on the highway network, including the reallocation of Star Lane Industrial Estate to the west of the site, would also need to be carefully considered in this general location.</p>		
<b>6. Biodiversity</b>	<p>This general location is not in close proximity to the District's estuaries, or salt marshes. The site does bound a Local Wildlife Site to the south (R35. Star Lane Pits). Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>Option GW1 includes an area of public open space along the southern boundary of the site which has the potential to reduce the impact of the Option on the Local Wildlife Site.</p> <p>There will be no impact on known sites of geological significance.</p> <p>The Local Wildlife Site can potentially be linked to the public open space provided in the Option, which could lead to the creation of new habitats in the area and could facilitate species movement and colonisation.</p>	+	
<b>7. Cultural Heritage</b>	<p>The site is situated in Historic Environment Character Zone 7, covering a considerable area of brickearth land which is mainly cultivated. The quarrying process has undoubtedly had an impact on any below ground archaeological survival making the impact of further development less significant. Areas not impacted by the Brickworks and Quarrying process could still be susceptible to damage from development and as such surveying of these sites should be considered carefully.</p> <p>There are no listed buildings in proximity to the site however the Great Wakering Conservation Area is situated to the east.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>Option GW1 is within the South Essex Coastal Towns landscape character area, which has a medium sensitivity to change. The area has a medium sensitivity to major urban extensions (&gt;5ha) and new settlements. It is essential that a strong Green Belt boundary be maintained.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WGW1 – Commentary	Score
	<p>The site is enclosed by residential development to the north, a Local Wildlife Site to the south, employment land (Star Lane Industrial Estate) to the west and greenfield land to the east. This allows for a strong Green Belt boundary to be established.</p> <p>The area to the east between Option WGW1 and the existing residential development along Alexandra Road should be designated as public open space or similar to ensure that the Green Belt boundary is not undermined by pressure from development.</p>	
<b>9. Climate Change and Energy</b>	<p>The site can accommodate dwellings that meet the Code for Sustainable Homes.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+
<b>10. Water</b>	<p>The site is not within an area at risk of flooding, however, there are areas of flood zone 2 and 3 to the north east and south east of this area.</p> <p>The site is capable of supporting Sustainable Drainage Systems (SUDs) as well as incorporating grey water recycling and other water conservation technologies.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there will be major constraints to provision of infrastructure and/or treatment to serve the proposed growth in this location.</p>	+
<b>11. Land and Soil</b>	<p>This option is situated in Greenfield Green Belt Land.</p> <p>Option WGW1 is on grade 1 agricultural land. Option WGW1 is smaller than all of the alternative sites for the west of Great Wakering, except WGW3. The site does not result in as much loss of agricultural land as some of the other Options for the west of Great Wakering including SER9, WGW3, WGW4 and WGW5.</p> <p>Option WGW1 will result in the loss of Grade 1 agricultural land. No alternative options not leading to the loss of grade 1 agricultural land have been identified in the general location. As such it is necessary to balance the loss of high quality agricultural land with the wider sustainability issues such as community cohesion and the provision of homes, and creation of a strong Green Belt Boundary.</p>	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG1 – Commentary	Score
<b>12. Air Quality</b>	<p>There are a range of local services located in proximity to SER9 along the High Street, and there is an existing bus route nearby providing sustainable access to the Districts town centres. There are also opportunities on this site to encourage cycling and walking. This reduces the need to use private transport. All of these factors would have a positive impact on reducing air pollution.</p> <p>The site is not within any AQMAs.</p>	+
<b>13. Sustainable Design and Construction</b>	<p>There are no major constraints on this site that would impede sustainable design and construction.</p> <p>Dwellings on the site should be required to meet the requirements set out in the Code for Sustainable Homes.</p>	+

### Option WG2

SA Objective	Option WG2 – Commentary	Score
<b>1. Balanced Communities</b>	<p>The scale of the site means that it is able to accommodate the required amount of public open space.</p> <p>This option is situated to the west/south west of existing residential development in Great Wakering. This allocation would provide properties for families and ensure that they do not have to leave the local area.</p> <p>It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school.</p> <p>There are opportunities to enhance the provision of sustainable transport modes in this location, improving equal opportunities for residents to access shops, services and community facilities.</p> <p>The separation of the sites in this option would have a negative impact on the sustainability of any development through encouraging piecemeal development on the edge of the village and presenting a much less defensible Green Belt boundary, particularly in relation to the site south of the High Street, as opposed to WG1 and SER9 for example.</p> <p>There are a range of local facilities in proximity to this site, including a primary school to the east. Local leisure facilities such as Great Wakering Leisure Centre, allotments and a football ground are located in close proximity to the site. This option is at the western end of the High Street which provides numerous services to meet the day to day needs of the local community. This includes a local supermarket. These existing facilities should be accessible from this site and would ensure equal opportunities for the local community and that all sections of the community are catered for.</p>	<p>+</p> <p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW2 – Commentary	Score	
<b>2. Healthy &amp; Safe Communities</b>	<p>GW2 is well related to the existing residential area and has good access to public services and facilities. It also has good access to public open space and to recreational facilities such as Great Wakering Leisure Centre.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. This option is also in proximity to other area of public open space and leisure facilities, which would also encourage healthy lifestyles and promote informal recreation.</p> <p>This option has good links to the existing settlement and local services and facilities within the village centre. The infrastructure requirements include an area of public open space within the development which could improve the biodiversity of the area and provide a community benefit, although the severance of the sites may impact on the accessibility of this. Design of the development will be determined through the development management process.</p> <p>The relationship between this option, Star Lane Industrial Estate (which is to be reallocated for residential use) and the options for employment land to the south of Great Wakering would also need to be taken into consideration.</p> <p>This site is situated near a proposed Greenway (Greenway 20) to the west of this option. The proximity to the proposed Greenway has the potential to promote recreation.</p>	+	
<b>3. Housing</b>	<p>Dwellings built to the lifetime homes standard should be viable for this site.</p> <p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>The village of Great Wakering is primarily served by the services in neighbouring town centres, and so does not seek to focus development with these centres.</p> <p>The site is well located in relation to Great Wakering High Street, where the village's shops and services are focussed. As such, residential development here has the potential to support these local shops and services.</p> <p>Local services are available along the High Street and would be accessible to the local community from this option. Other shops and services are available in neighbouring town centres.</p> <p>Local services are situated along the High Street and would be accessible for the local community from this option, although the differing land levels in the locality would need to be considered with any development. A range of other services and facilities are located in neighbouring town centres and are accessible via the existing public transport network. This option is not in immediate proximity to the options for employment land to the south of Great Wakering, although</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG2 – Commentary	Score	
	<p>Options E19 to E22 have a better relationship with this option than Options E23 and E24. This option is less well related to the employment options than Option WG1 and SER9 for example.</p> <p>This option is not situated within a town centre.</p>		
<b>5. Accessibility</b>	<p>The location of this option to the west of Great Wakering is close to local services although other services and facilities in neighbouring town centres are situated further away and may be accessible using the existing public transport network.</p> <p>This general location has a good relationship with proposed Greenway 20 to the west.</p> <p>The site to the west of Little Wakering Road is enclosed by existing residential development to the north, east and south, and the site to the south of the High Street is enclosed by residential development to the north, greenfield land to the east and an existing employment land to the west. Although the site to the south of the High Street may promote a less defensible Green Belt boundary than WG1, this site can link to the existing highway network along the High Street. There may also be potential to provide pedestrian links to the High Street from this site which would enhance the accessibility of local services from this option.</p> <p>Several pedestrian links to the High Street may also be created which could promote walking and cycling to the village services and the existing bus route. The site to the west of Little Wakering Road, however, only has potential to link to Barrow Hall Road. A link to Southend Road may be provided on land outside that proposed in this option.</p> <p>Different land levels in the locality may impact on the accessibility and provision of highway and pedestrian links and would need to be overcome with any development coming forward. Nevertheless this option does have potential to encourage walking and cycling and there is also potential to improve public transport links in the locality. The relationship between this option and the options for employment land to the south of Great Wakering also has the potential to encourage walking and cycling. However, this would depend on the residential and employment options taken forward. This option has a closer relationship with Options E19 to E22 than Options E23 and E24, although it is less well related than Option WG1 and SER9 for example.</p>	<b>+</b>	<b>-</b>
<b>6. Biodiversity</b>	<p>This general location is not in close proximity to the District's estuaries, or salt marshes. The site does bound a Local Wildlife Site to the south (R35. Star Lane Pits). Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>The site is south of the High Street and north of the Local Wildlife Site. Development in this location will have to be carefully planned to avoid harm to the Local Wildlife Site. Development in this location has the potential to increase recreational</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG2 – Commentary	Score	
	<p>pressure on the Local Wild Life Site. Option WG5 is less likely to cause additional recreational pressure on the Local Wildlife Site due to its location to the west of Little Wakering Road.</p> <p>The Local Wildlife Site can potentially be linked to the public open space provided in the Option, which could lead to the creation of new habitats in the area and could facilitate species movement and colonisation.</p>		
<b>7. Cultural Heritage</b>	<p>The site to the west of Little Wakering Road is situated within Historic Environment Character Zone 14 which is located between Southend-on-Sea to the south and the River Roach to the north, on sand and gravel terraces with areas of brickearth. The historic settlement pattern is dispersed in this area, with both irregular and regular field systems. Although there has been little formal archaeological fieldwork chance finds indicate multi-period occupation. The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well, and the likelihood of extensive archaeological deposits and lack of development indicates good potential. The Plan suggests that the coherence of dispersed settlements and the structure of the historic landscape together with potential buried deposits would suffer if significant change occurred.</p> <p>The site to the south of the High Street is situated within Zone 7 which encompasses an extensive area of brickearth covered gravel terrace that is mostly cultivated. Large parts comprise restored landscape following brickearth quarrying. It is characterised by a rectilinear pattern of land boundaries of ancient origin and contains extensive archaeological deposits of multi-period date. There is likely to be good below ground archaeological survival outside the quarried areas. The areas not quarried have a high sensitivity to change</p> <p>for below grounds deposits, however, the extensive quarrying has significantly altered the historic landscape. Any potential impact of development on the historic environment and the potential for surviving archaeological deposits would need to be carefully considered. There are no Listed Buildings in close proximity to this option and Great Wakering Conservation Area is situated to the east.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this option, which would provide accessible green space in this area.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area, which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible Green Belt boundary can be maintained. This site to the west of Little Wakering Road is enclosed by existing residential development to the north, east and south, and the site to the south of the High Street is enclosed by residential development to the north, greenfield land to the east and existing employment land including the BT site to the west. Particularly given the arrangement of the site to the south of the High Street, this option would be less able to provide a defensible Green Belt boundary as opposed to WG1 and SER9. If development in this option were to come forward then the area to the south of the High Street between the potential site and the Local Wildlife Site should be</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG2 – Commentary	Score
	<p>designated as public open space or be encompassed within the Local Wildlife Site itself to provide a substantial buffer and prevent further encroachment into the Green Belt in this area. Although there is residential development directly bordering the site to the east and south along Little Wakering Road and Southend Road, respectively, the site to the west of Little Wakering Road would still be highly visible from Barrow Hall Road and Southend Road, and more visible from the public highway than Option WG1. This site would also have a significant impact on the openness of the Green Belt in this area, particularly compared to WG1.</p>	
<b>9. Climate Change and Energy</b>	<p>The site can accommodate dwellings that meet the Code for Sustainable Homes.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+
<b>10. Water</b>	<p>The site is not within an area at risk of flooding, however, there are areas of flood zone 2 and 3 to the north east and south east of this area.</p> <p>The site is quite capable of supporting Sustainable Drainage Systems (SUDs) as well as incorporating grey water recycling and other water conservation technologies.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there will be major constraints to provision of infrastructure and/or treatment to serve the proposed growth in this location.</p>	+
<b>11. Land and Soil</b>	<p>This option is situated in Green Belt Land.</p> <p>Option WG2 is on grade 1 agricultural land. It is smaller than all of the alternative sites for the west of Great Wakering, except WG3. The site does not result in as much loss of agricultural land as some of the other Options for the west of Great Wakering including SER9, WG3, WG4 and WG5.</p> <p>Option WG2 will result in the loss of Grade 1 agricultural land. No alternative options not leading to the loss of grade 1 agricultural land have been identified in the general location. As such it is necessary to balance the loss of high quality agricultural land with the wider sustainability issues such as community cohesion and the provision of homes, and creation of a strong Green Belt Boundary.</p>	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW2 – Commentary	Score
<b>12. Air Quality</b>	<p>There are a range of local services located in proximity to SER9 along the High Street, and there is an existing bus route nearby providing sustainable access to the Districts town centres. There are also opportunities on this site to encourage cycling and walking. This reduces the need to use private transport. All of these factors would have a positive impact on reducing air pollution.</p> <p>The site is not within any AQMAs.</p>	<b>+</b>
<b>13. Sustainable Design and Construction</b>	<p>There are no major constraints on this site that would impede sustainable design and construction.</p> <p>Dwellings on the site should be required to meet the requirements set out in the Code for Sustainable Homes.</p>	<b>+</b>

### Option GW3

SA Objective	Option GW3 – Commentary	Score
<b>1. Balanced Communities</b>	<p>The scale of this development would ensure the phasing of infrastructure and this option has the capacity to provide the required public open space, play space and youth and community facilities to meet ongoing and future needs.</p> <p>This option is situated to the west/south west of existing residential development in Great Wakering. This allocation would provide properties for families and ensure that they do not have to leave the local area. This option would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school.</p> <p>Option GW3, when compared to alternatives, has a relatively poor relationship with the existing community. Any development within this option would be segregated, rather than proposing development in one location on the edge of the village, which would have a negative impact on community cohesion and thus the regeneration and enhancement of existing communities within Great Wakering.</p> <p>There are a range of local facilities in proximity to this option, including a primary school to the east. Local leisure facilities such as Great Wakering Leisure Centre, allotments and a football ground are located in close proximity to this option. The sites are situated towards the western end of the High Street which provides numerous services to meet the day to day needs of the local community, including a local supermarket.</p>	<b>+</b>



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG3 – Commentary	Score	
	<p>Additional facilities will also be provided in this general location such as youth and community facilities and public open space, although these will be less accessible for some due to the separation of the sites in this option. There is a bus route along the High Street which can provide an alternative mode of transportation to neighbouring town centres, although again this may be less accessible for some. This option would also provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.</p>		
<b>2. Healthy &amp; Safe Communities</b>	<p>This option does not have good links to the existing settlement and local services and facilities within the village centre as, when compared to WG1 and WG2 for example. The infrastructure requirements include an area of public open space within the development which could provide a community benefit, although the severance of the sites may impact on the accessibility of this.</p> <p>Allotments and a football ground are also in proximity to this option, and whilst they have the potential to improve health and reduce health inequalities they may be less accessible from this option as opposed to SER9, WG1, WG2 and WG5.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles, although due to the severance of the sites this may be less accessible for some. The proximity of this option to other areas of public open space and leisure facilities would also encourage healthy lifestyles and promote informal recreation, although these may be less accessible from this option as opposed to SER9, WG1, WG2 and WG5.</p>	+	-
<b>3. Housing</b>	<p>Mixed communities can be ensured through the provision of a range and affordability of housing.</p> <p>This option can provide an appropriate range of housing types and tenure to meet local needs.</p> <p>Dwellings built to the lifetime homes standard are viable for this site. Due to the severance of the sites, this option may be less able to provide the appropriate arrangement to provide lifetime homes.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>The village of Great Wakering is primarily served by the services in neighbouring town centres, and so does not seek to focus development within these centres.</p> <p>This option is not as well related to Great Wakering High Street, where the village's shops and services are focussed. As such, residential development within this option has less potential to support these local shops and services.</p> <p>Local services are situated along the High Street but would be less accessible for the local community from this option as opposed to other options for this general location due to the extension of this option to the south as well as the differing land</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG3 – Commentary	Score	
	<p>levels in the locality. However, a range of other services and facilities are located in neighbouring town centres and are accessible via the existing public transport network. The relationship between this option, Star Lane Industrial Estate (which is to be reallocated for residential use) and the options for employment land to the south of Great Wakering would also need to be taken into consideration.</p> <p>The site is not well related to shops and services within the main the main settlement. However, a range of other services and facilities are located in neighbouring town centres and are accessible via the existing public transport network. The relationship between this option, Star Lane Industrial Estate (which is to be reallocated for residential use) and the options for employment land to the south of Great Wakering would also need to be taken into consideration (as this option encompasses part of Options E19, E20 and E22).</p> <p>This option is not situated within a town centre.</p>		
<p><b>5. Accessibility</b></p>	<p>There is an existing bus service in Great Wakering which runs to neighbouring town centres. There may be opportunities to increase the availability of public transport in this location. Whilst this option does not have good relationship with the proposed Sustrans route, the sites to the west are in proximity to Greenway 20 to the west which runs south towards Shoebury.</p> <p>The location of this option to the west of Great Wakering is generally close to local services although the extension of this option further south towards the urban area of Shoebury may reduce the accessibility of these services for some, thus encouraging use of private transport as opposed to seizing opportunities to encourage walking and cycling which are promoted within some of the other options for this general location.</p> <p>The different land levels in the locality may impact on the accessibility of local services and facilities and would need to be considered with any development coming forward.</p> <p>Other services and facilities in neighbouring town centres are situated further away and may be accessible using the existing public transport network. This general location has a good relationship with proposed Greenway 20 to the west.</p> <p>The small site the east of Star Lane is enclosed by Star Lane Industrial Estate to the south, existing residential development to the north, and the BT site to the west (which is proposed to be reallocated for residential development). The ability to connect this site to the existing highway network would depend on the redevelopment of Star Lane Industrial Estate and the adjacent BT site.</p>	<p><b>+</b></p>	<p><b>-</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW3 – Commentary	Score	
	<p>The large site to the east of Star Lane is enclosed by Star Lane to the west, Star Lane Brickworks and a Local Wildlife Site to the north, which would enable good access to the existing highway network.</p> <p>The site to the west of Alexandra Road is generally enclosed but access may only be provided by Exhibition Lane. The impact of this on the junction with the High Street would need to be carefully considered.</p> <p>Alternatively another road outside of the designated areas within this option may be provided, although this may further undermine the defensibility of the Green Belt in this general location. On the whole, this option does not relate to the village centre as well as some of the other options for this general location, which in conjunction with the aforementioned different land levels in the locality, would impact on the accessibility of local services and facilities as well as the provision of highway and pedestrian links.</p> <p>The relationship between this option and the options for employment land to the south of Great Wakering also has the potential to encourage walking and cycling. However, this would depend on the residential and employment options taken forward. This option encompasses parts of Options NEL3, E19, E20 and E22, and is well related to Options E21, E23 and E24. The cumulative impact on the highway network, including the reallocation of Star Lane Industrial Estate, would also need to be carefully considered in this general location.</p> <p>This option is in proximity to a range of services including a primary school, a local supermarket and other local shops along the High Street to the west/north west. However, these may be less accessible for some due to the severance of the sites.</p> <p>There are a range of local services in proximity to this option, which may be less accessible from this option as opposed to some of the other options for this general location. Other local services and facilities may be located further away from this option in neighbouring town centres. Therefore the location of this option may not reduce the need to travel for some services and facilities.</p> <p>The relationship between this option and the options for employment land to the south of Great Wakering has the potential to reduce the need to travel. However, this would depend on the residential and employment options taken forward.</p> <p>There are local services located to the north of the site along the High Street, which may be within walking distance provided that pedestrian routes are incorporated into this option. There is an existing bus route in proximity to this option, which would ensure equal access for all sections of the community to the local services located further away in neighbouring town centres.</p> <p>The west of Great Wakering has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>		

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW3 – Commentary	Score	
<b>6. Biodiversity</b>	<p>This general location is not in close proximity to the District's estuaries, or salt marshes. The large site to the east of Star Lane and the site to the west of Alexandra Road are partly bounded by a Local Wildlife Site.</p> <p>This general location is not in close proximity to the District's estuaries, or salt marshes. The large site to the east of Star Lane and the site to the west of Alexandra Road are partly bounded by a Local Wildlife Site (R35. Star Lane Pits). Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. There is also potential that the site to the west of</p> <p>Alexandra Road could have biodiversity value given its current wooded condition and its proximity to a Local Wildlife Site. However, it is noted that this site was not included within the boundary of the adjacent Local Wildlife Site when these were reviewed in 2007.</p> <p>Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. There is also potential that the site to the west of Alexandra Road could have biodiversity value.</p>	+	-
<b>7. Cultural Heritage</b>	<p>This option is predominantly situated within Historic Environment Character Zone 7 which encompasses an extensive area of brickearth covered gravel terrace that is mostly cultivated.</p> <p>Large parts comprise restored landscape following brickearth quarrying. It is characterised by a rectilinear pattern of land boundaries of ancient origin and contains extensive archaeological deposits of multi-period date. There is likely to be good below ground archaeological survival outside the quarried areas. The areas not quarried have a high sensitivity to change for below grounds deposits, however, the extensive quarrying has significantly altered the historic landscape.</p> <p>There are no Listed Buildings in close proximity to the majority of the option, although there is a grade II Listed Building ('229 High Street') approximately 50m away distance from the site to the west of Alexandra Road, and Great Wakering Conservation Area is situated to the east.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>This option is situated within the South Essex Coastal Towns landscape character area, which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained.</p> <p>The small site the east of Star Lane is enclosed by Star Lane Industrial Estate to the south, existing residential development to the north, and the BT site to the west (which is proposed to be reallocated for residential development), which would ensure that the Green Belt boundary could be defended.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW3 – Commentary	Score	
	<p>The large site to the east of Star Lane is enclosed by Star Lane to the west, Star Lane Brickworks (the southern part of the Industrial Estate) and a Local Wildlife Site to the north, and it follows natural field boundaries to the south and east thus promoting a defensible Green Belt boundary. The site to the west of Alexandra Road is generally enclosed and would also promote a defensible boundary.</p> <p>The severance of the sites, which is greater than that found in SER9 and GW2 , would impact on the openness of the Green Belt on a wider scale than some of the other options for this general location. The large site to the east of Star Lane would also have a significant impact on the openness of the Green Belt in this area, particularly compared to GW1 and SER9. This option would also extend the urban area of Great Wakering further to the south, which reduces the undeveloped area that maintains the separation between Great Wakering and Shoebury. The relationship between this option and employment options to the south of Great Wakering could have a significant impact on the landscape character to the south and west of Great Wakering (although this option encompasses parts of Options NEL3, E19, E20 and E22). This would depend on the options taken forward and would need to be carefully considered.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	+	
<b>10. Water</b>	<p>This option has the capacity to include Sustainable Drainage Systems (SUDs), although the severance of the sites may make the incorporation of SUDs to help mitigate any impact unviable. Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there will be major constraints to provision of infrastructure and/or treatment to serve the proposed growth in this location.</p> <p>This option has the capacity to incorporate SUDs to help mitigate any impact of development on surface water, however, the severance of the sites within this option may make the incorporation of SUDs unviable.</p> <p>This option is not within an area at risk of flooding, although there are areas of flood zone 2 and 3 to the north east and south east of this area. A range of SUDs are available which can be used to manage excess surface water, although the severance of the sites may make such measures less viable.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG3 – Commentary	Score
	Public open space will be provided within the development which has the potential to create new habitats. The incorporation of SUDs to manage excess surface water and create new habitats, however, may not be viable due to the severance of the sites.	
<b>11. Land and Soil</b>	<p>This site is situated on greenfield land.</p> <p>This option is on grade 1 agricultural land. Therefore there would be an impact on soil quality.</p> <p>Whilst this option would result in a small loss of the highest quality agricultural land, the other options for west Great Wakering also encompass grade 1 agricultural land. It is therefore necessary to balance this potential loss of high quality agricultural land against wider sustainability issues such as community cohesion and providing homes for the future.</p>	-
<b>12. Air Quality</b>	<p>There are a range of local services located in proximity to this option along the High Street, although the extension of this option further south towards the urban area of Shoebury may reduce the accessibility of these services for some thus encouraging use of private transport as opposed to seizing opportunities to encourage walking and cycling which are promoted within some of the other options for this general location such as WG1. There is, however, an existing bus route nearby which can provide sustainable access to neighbouring town centres for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. Local services will be accessible to this option provided that pedestrian links to the High Street are developed. There may also be opportunities to encourage walking and cycling.</p> <p>There are no AQMAs in proximity to this option.</p>	+
<b>13. Sustainable Design and Construction</b>	<p>There are no constraints on the site that would prevent sustainable design and construction.</p> <p>Dwellings on the site should be required to meet the requirements set out in the Code for Sustainable Homes.</p>	+

Option GW4

SA Objective	Option GW4 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The site does not bound existing development.</p> <p>This allocation would provide properties for families and ensure that they do not have to leave the local area. It would enable the provision of accommodation for young people, however, it would not promote the regeneration and enhancement of existing rural communities as opposed to other options for this general location.</p> <p>Instead this option extends south towards Shoebury, thus it may not sustain the future of the local school.</p> <p>This option encompasses part of the sites identified within the employment land options (Options NEL3, E19, E20 and E22), and is in close proximity to the other employment land options to the south of Great Wakering. It is also adjacent to the Star Lane Industrial Estate.</p> <p>There are a range of local facilities in proximity to this option, including a primary school to the north east. Local leisure facilities such as Great Wakering Leisure Centre, allotments and a football ground are located in close proximity to this option.</p> <p>This option may therefore be less able to ensure equal opportunities for the local community and that all sections of the community are catered for. Nevertheless, additional facilities will also be provided in this general location such as youth and community facilities and public open space.</p>	+	-
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>This option does not have good links to the existing settlement and local services and facilities within the village centre as opposed to SER9, GW1, GW2 and GW5. The infrastructure requirements include an area of public open space within the development which could provide a community benefit.</p> <p>Accessible public open space will be provided within the development, and there are existing areas of public open space (such as Great Wakering Leisure Centre) to the north/west of this option. These existing facilities may, however, be less accessible from this option than options that relate better to the High Street. Allotments and a football ground are also in proximity to this option, and whilst they have the potential to improve health and reduce health inequalities they may be less accessible from this option as opposed to other options for this general location.</p> <p>The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of this option to other areas of public open space and leisure facilities would also encourage healthy lifestyles and promote informal recreation, although these may be less accessible from this option as opposed to SER9, GW1, GW2 and GW5.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW4 – Commentary	Score	
<b>3. Housing</b>	<p>Dwellings built to the lifetime homes standard should be viable for this site.</p> <p>The site can support a range of housing types and tenure to meet local needs.</p> <p>Mixed use communities can be ensured through the provision of a range of affordable housing.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>The village of Great Wakering is primarily served by the services in neighbouring town centres, and so does not seek to focus development within these centres.</p> <p>The site is not well related to Great Wakering High Street as opposed to GW1 or SER9.</p> <p>Local shops and services are less accessible to the local community from this option as opposed to other options for this general location due to the extension of this option to the south. The differing land levels between the High Street and land to the south may also impact on the accessibility of local services. A range of other services and facilities including are located in neighbouring town centres and are accessible via the existing public transport network.</p>	+	-
<b>5. Accessibility</b>	<p>There is an existing bus service in Great Wakering which runs to neighbouring town centres. There may be opportunities to increase the availability of public transport in this location. Whilst this option does not have good relationship with the proposed Sustrans route, the sites to the west are in proximity to Greenway 20 to the west which runs south towards Shoebury.</p> <p>The location of this option to the west/south west of Great Wakering is generally close to local services including a school and supermarket. The extension of this site further south may reduce the accessibility of these services for some.</p> <p>This general location has a good relationship with proposed Greenway 20 to the west. This option is enclosed by Star Lane to the west, Star Lane Brickworks (the southern part of the Industrial Estate) and a Local Wildlife Site to the north, and it follows a natural field boundary which would enable good access to the existing highway network. As such this option is situated further away from the High Street than some of the other options for this general location which may discourage the use of alternative modes of transportation.</p> <p>The relationship between this option and the options for employment land to the south of Great Wakering also has the potential to encourage walking and cycling. However, this would depend on the residential and employment options taken forward.</p> <p>This option encompasses parts of Options SER9, E19, E20 and E22, and is well related to Options E21, E23 and E24.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW4 – Commentary	Score	
<b>6. Biodiversity</b>	<p>This general location is not in close proximity to the District's estuaries, or salt marshes. This option is partly bounded by a Local Wildlife Site (R35. Star Lane Pits). Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>There is a Local Wildlife Site (R35. Star Lane Pits) which partly bounds this option. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. Development in this location may therefore increase the recreational pressure on this area as opposed to other options for this general location such as GW5, and thus may have some impact on diversity.</p> <p>This option, however, does encompass an area of public open space which may be provided along the northern boundary of the Local Wildlife Site to provide a natural buffer between any development and this protected area. It also has the potential for the creation of new habitat creation and could also facilitate species movement.</p>	+	-
<b>7. Cultural Heritage</b>	<p>This option is situated within Historic Environment Character Zone 7 which encompasses an extensive area of brickearth covered gravel terrace that is mostly cultivated. Large parts comprise restored landscape following brickearth quarrying. It is characterised by a rectilinear pattern of land boundaries of ancient origin and contains extensive archaeological deposits of multi-period date. There is likely to be good below ground archaeological survival outside the quarried areas. The areas not quarried have a high sensitivity to change for below grounds deposits, however, the extensive quarrying has significantly altered the historic landscape. Any potential impact of development on the historic environment and the potential for surviving archaeological deposits would need to be carefully considered.</p> <p>There are no Listed Buildings in close proximity to this site and Great Wakering Conservation Area is situated to the north east.</p>	-	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated within this option, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements.</p> <p>It is enclosed by Star Lane to the west, Star Lane Brickworks (the southern part of the Industrial Estate) and a Local Wildlife Site to the north, and it follows natural field boundaries to the south and east thus promoting a defensible Green Belt boundary. However, this option would extend the urban area of Great Wakering further to the south, which reduces the undeveloped area that maintains the separation between Great Wakering and Shoebury. It therefore has the potential</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW4 – Commentary	Score	
	<p>to engender coalescence between Shoebury and Great Wakering, and would have a greater impact on the character of the landscape on a wider scale as opposed to other options. This option would also have a significant impact on the openness of the Green Belt in this area, particularly compared to WG1.</p> <p>The relationship between this option and employment options to the south of Great Wakering could have a significant impact on the landscape character to the south and west of Great Wakering (although this option encompasses parts of Options NEL3 E19, E20 and E22). This would depend on the options taken forward and would need to be carefully considered.</p>		
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	<b>+</b>	
<b>10. Water</b>	<p>This option is not within an area at risk of flooding, although there are areas of flood zone 2 and 3 to the north east and south east of this area. A range of SUDs are available which can be used to manage excess surface water.</p> <p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there will be major constraints to provision of infrastructure and/or treatment to serve the proposed growth in this location.</p>	<b>+</b>	
<b>11. Land and Soil</b>	<p>This option is on grade 1 agricultural land and will result in the loss of the highest quality agricultural land. Other options to the west of Great Wakering will also result in the loss of high quality agricultural land. The loss of this agricultural land must be balanced against the wider sustainability issues relating to the site such as community cohesion and providing homes for the future.</p>	<b>-</b>	
<b>12. Air Quality</b>	<p>There are a range of local services located in proximity to this option along the High Street, although the extension of this option further south towards the urban area of Shoebury would reduce the accessibility of these services for some thus encouraging use of private transport as opposed to seizing opportunities to encourage walking and cycling which are promoted within some of the other options for this general location such as SER9 and WG1. There is, however, an</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW4 – Commentary	Score	
	<p>existing bus route nearby which can provide sustainable access to neighbouring town centres for those without access to private transport. Local services, however, would be less accessible to this option as opposed to SER9 and GW1 for example. There may also be opportunities to encourage walking and cycling. Furthermore the different land levels in the locality has the potential to impact on accessibility and would need to be overcome with any development coming forward. The relationship between this option and the employment options to the south of Great Wakering, however, would need to be considered. This could encourage sustainable travel patterns.</p> <p>There are no AQMAs in proximity to this site.</p>		
<b>13. Sustainable Design and Construction</b>	<p>There are no constraints on the site that would prevent sustainable design and construction.</p> <p>Dwellings on the site should be required to meet the requirements set out in the Code for Sustainable Homes.</p>	<b>+</b>	

### Option GW5

SA Objective	Option GW5 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>This option is situated to the west of existing residential development in Great Wakering. This allocation would provide properties for families and ensure that they do not have to leave the local area. It would promote the regeneration and enhancement of existing rural communities through ensuring the provision of accommodation for young people and sustaining the future of the local school.</p> <p>Any development within this option would propose development in one location on the edge of the village, rather than identifying segregated sites, which would have a positive impact on community cohesion and thus the regeneration and enhancement of existing communities within Great Wakering.</p> <p>There are a range of local facilities in proximity to this site, including a primary school to the east. Local leisure facilities such as Great Wakering Leisure Centre, allotments and a football ground are located in close proximity to the site. This option is at the western end of the High Street which provides numerous services to meet the day to day needs of the local community. This includes a local supermarket. These existing facilities should be accessible from this site and would ensure equal opportunities for the local community and that all sections of the community are catered for.</p> <p>Additional facilities will also be provided in this general location such as youth and community facilities and accessible public open space.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW5 – Commentary	Score	
<b>2. Healthy &amp; Safe Communities</b>	<p>This option has good links to the existing settlement and local services and facilities within the village centre. The infrastructure requirements include an area of public open space within the development which could provide a community benefit and informal recreation. The proximity of the site to areas of public open space and leisure facilities would also encourage healthy lifestyles. The site is also situated in close proximity to Greenway 20 to the west of the option.</p> <p>Accessible public open space will be provided within the development, and there are existing areas of public open space (such as Great Wakering Leisure Centre) to the east of this general location, which are accessible to the site. Allotments and a football grounds are also in proximity to the site, and have the potential to improve health and reduce health inequalities.</p>	+	
<b>3. Housing</b>	<p>Dwellings built to the lifetime homes standard should be viable for this site.</p> <p>A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population.</p>	+	
<b>4. Economy &amp; Employment</b>	<p>The village of Great Wakering is primarily served by the services in neighbouring town Centres.</p> <p>The site is well located in relation to Great Wakering High Street, where the village's shops and services are focussed. As such, residential development here has the potential to support these local shops and services.</p> <p>A range of other services and facilities are located in neighbouring town centres and are accessible via the existing public transport network.</p> <p>This option is not in immediate proximity to the options for employment land to the south of Great Wakering, although Options E19 to E22 have a better relationship with this option than Options E23 and E24. However, this option is less well related to the employment options than Option GW1 and SER9 for example.</p>	+	
<b>5. Accessibility</b>	<p>There is an existing bus service in Great Wakering which runs to neighbouring town centres. There may be opportunities to increase the availability of public transport in this location. Whilst this option does not have good relationship with the proposed Sustrans cycle route, it is in proximity to Greenway 20 to the west which runs south towards Shoebury.</p> <p>This option is in proximity to a range of services including a primary school, a local supermarket and other local shops along the High Street to the west/north west, however, these may be less accessible as opposed to some of the other options for this general location (such as Options SER9, GW1 and GW2) due to the extension of this option to the west. Other local services and facilities situated in neighbouring town centres can contribute positively to reducing social exclusion by ensuring sustainable access. These can be accessed by using the existing public transport network.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW5 – Commentary	Score	
	<p>The location of this site to the west of Great Wakering is close to local services although other services and facilities in neighbouring town centres are situated further away and may be accessible using the existing public transport network. This general location has a good relationship with proposed Greenway 20 to the west.</p> <p>There are local services located to the north of the site along the High Street, which may be within walking distance provided that pedestrian routes are incorporated into this option. There is an existing bus route in proximity to the site, which would ensure equal access for all sections of the community to the local services located further away in neighbouring town centres.</p> <p>This enclosure would promote a defensible Green Belt boundary whilst enabling several links to the existing highway network to dissipate the transport burden on this network. This may therefore have a positive impact on the accessibility of local services from this option. Several pedestrian links in addition to potential road links may be created which could promote walking and cycling to the village services and the existing bus route. There is also potential to improve public transport links in the locality and enhance opportunities for walking and cycling. The aforementioned different land levels which was the potential to impact on accessibility and would need to be considered with any development coming forward.</p> <p>The relationship between this option and the options for employment land to the south of Great Wakering also has the potential to encourage walking and cycling. However, this would depend on the residential and employment options taken forward. This option has a closer relationship with Options NEL3 and E19 to E22 than Options E23 and E24, although it is less well related than Option GW1 for example.</p>		
<b>6. Biodiversity</b>	<p>This general location is not in close proximity to the District's estuaries, or salt marshes. This option does not bound the Local Wildlife Site (R35. Star Lane Pits) as opposed to other options for this general location.</p> <p>This option, however, has the potential to have less of an impact on local biodiversity as it is not in close proximity to the Local Wildlife Site. Species diversity is therefore more likely to be preserved within this designated area.</p> <p>This option is not situated within any nature conservation designations. As opposed to some of the other options for this general location, this option has the potential to have less of an impact on local biodiversity as it is not in close proximity to the Local Wildlife Site. Furthermore public open space will be provided within this general location and this may also provide opportunities for new habitat creation which could facilitate species movement.</p> <p>This has less potential to link to the Local Wildlife Site to the south than other options within this general location. Nevertheless, public open space will be provided within this option, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.</p>	<b>+</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option WG5 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This option is situated within Historic Environment Character Zone 14 which is located between Southend-on-Sea to the south and the River Roach to the north, on sand and gravel terraces with areas of brickearth. The historic settlement pattern is dispersed in this area, with both irregular and regular field systems. Although there has been little formal archaeological fieldwork chance finds indicate multi-period occupation. The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well, and the likelihood of extensive archaeological deposits and lack of development indicates good potential. The Plan suggests that the coherence of dispersed settlements and the structure of the historic landscape together with potential buried deposits would suffer if significant change occurred. Any potential impact of development on the historic environment and the potential for surviving archaeological deposits would need to be carefully considered. There are no Listed Buildings in close proximity to this option and Great Wakering Conservation Area is situated to the east.</p>	+	
<b>8. Landscape &amp; Townscape</b>	<p>Public open space will be allocated on site, which would provide accessible green space in this area. Play space will also be provided with any development.</p> <p>This option is situated on grade 1 agricultural land (SEA Baseline Information Profile). It is enclosed on all four sides by Barrow Hall Road to the north, existing residential development to the east and south, Southend Road to the south and by a track to the west (although this track to the west is not a permanent feature).</p> <p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is enclosed by Barrow Hall Road to the north, existing residential development to the east and south, Southend Road to the south and a track to the west. This option would be able to ensure that a robust and defensible Green Belt boundary could be maintained in this locality, although there would be some concerns in respect of the boundary to the west (given that the track is not a permanent feature). Despite the potential defensibility of the Green Belt boundary this option could afford, this option projects further into the open countryside than WG2. Although there is residential development directly bordering the site to the east and south east along Little Wakering Road and Southend Road, respectively, it would still be highly visible from Barrow Hall Road, Southend Road and Star Lane, and more visible from the public highway than Option WG1. This site would have a significant impact on the openness of the Green Belt in this area, particularly compared to WG1 and SER9. SER9 will include a green buffer to the west which will provide a strong Green Belt boundary to the west of the site.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.</p> <p>A minimum of 10% of the energy should be generated by on-site renewable and low carbon sources, unless</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GW5 – Commentary	Score
	<p>demonstrated as part of a planning application that this would be unviable.</p> <p>Onsite renewable or low carbon energy technologies may be provided.</p>	
<b>10. Water</b>	<p>The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.</p> <p>There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there will be major constraints to provision of infrastructure and/or treatment to serve the proposed growth in this location.</p> <p>The site is not within an area at risk of flooding, although there are areas of flood zone 2 and 3 to the north east and south east of this area. A range of SUDs are available which can be used to manage excess surface water.</p>	+
<b>11. Land and Soil</b>	<p>This site is on grade 1 agricultural land. The other options for this general location also involve the loss of agricultural land. It is therefore necessary to balance this potential loss of high quality agricultural land against wider sustainability issues such as community cohesion and providing homes for the future.</p> <p>Whilst this option would result in a small loss of the highest quality agricultural land, the other options for west Great Wakering also encompass grade 1 agricultural land. It is therefore necessary to balance this potential loss of high quality agricultural land against wider sustainability issues such as community cohesion and providing homes for the future.</p>	-
<b>12. Air Quality</b>	<p>There are a range of local services located in proximity to this option along the High Street, and there is an existing bus route nearby which can provide sustainable access to neighbouring town centres for those without access to private transport. There are also as opportunities to encourage walking and cycling. Although the different land levels would need to be considered. The relationship between this option and the employment options to the south of Great Wakering, however, would need to be considered. This could encourage sustainable travel patterns, although this option is less well related to these options than Option SER9 and GW1 for example.</p> <p>There are no AQMAs in proximity to this site.</p>	+
<b>13. Sustainable Design and Construction</b>	<p>There are no constraints on the site that would prevent sustainable design and construction.</p> <p>Dwellings on the site should be required to meet the requirements set out in the Code for Sustainable Homes.</p>	+

## Appendix 5 – Gypsy and Traveller Allocations

### Policy GT1

SA Objective	Policy GT1 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The site is detached from existing communities as it is located to the west of the main settlement of Rayleigh. As such it is unlikely to be able to ensure the regeneration of rural communities.</p> <p>The site does have the potential to accommodate the full Gypsy and Traveller requirement for the district while also ensuring that services are provided.</p> <p>Providing a site in this location would ensure that residents will have access to equal opportunities and that all sections of the community are provided for.</p> <p>Public and private space should be clearly defined within the site with the provision of well integrated communal recreational facilities.</p>	-	+
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>By providing a permanent residence for Gypsy and Travellers it is likely that income and quality of life disparities will be reduced, as there will be a permanent base for the residents to return to, enabling the residents to register at GPs, schools etc.</p> <p>The site has the potential to provide good access to the Districts highways network however the lack of access to public transport means that there may be a negative impact on health inequalities for those without access to private cars.</p> <p>The site is located close to two areas of public open space, Wheatley Woods and St John Fischer Playing Field. However access to these sites is still poor, in that it requires the crossing of a major road junction and is enclosed by a train line to the north that further limits accessibility. This means that the site has limited capacity to encourage informal recreation and healthier lifestyles.</p> <p>GT1 is greater than 60 metres away from the overhead electricity pylons that run across the north west and south west of the site, as well as those running further to the east. This will ensure that residents are a safe distance from the pylons at all times.</p> <p>The site is located away from the A1245, A127 and the train tracks to the east of the site which will minimise the impact of noise pollution on the residents.</p> <p>By locating the residential allocation to the south west of the site, the prevailing wind conditions will ensure that the site will be less affected by air quality issues generated by employment uses.</p>	+	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy GT1 – Commentary	Score	
<p><b>3. Housing</b></p>	<p>The provision of a Gypsy and Traveller site would help to meet the need for the provision of accommodation for Gypsies and Travellers.</p> <p>The proposed site covers an area of 1 hectare. The minimum size necessary to accommodate 15 pitches is 0.75 hectares, which is the amount that will be required in the district by 2018. By allocating 1 hectare, it is possible to ensure a reasonable degree of flexibility within the site, accommodating demand for pitches post 2018.</p> <p>The site is somewhat isolated from the main settlement of Rayleigh. Although it is well located to the highway network, which would ensure access to key services, it is not as well related to the public transport network which may have a negative impact on sustainable access, particularly for those without access to private transport.</p>	<p>++</p>	<p>-</p>
<p><b>4. Economy &amp; Employment</b></p>	<p>This site is located away from the main centre of Rayleigh and would not promote the enhancement of the town centre.</p> <p>The site is adjacent to the proposed industrial site NEL2. However NEL2 will accommodate relocated employment uses from elsewhere in the district and as such will be unlikely to generate significant additional employment.</p>	<p>-</p>	
<p><b>5. Accessibility</b></p>	<p>This site is located away from the nearest settlement, and although there are existing bus routes in the locality along the London Road from Rayleigh town centre, the A1245 and part of the A127, at present these would not provide sustainable access to this site. This would have an impact on equal opportunities in terms of access, particularly for those without access to private transport.</p> <p>Sustainable transport options and green infrastructure would potentially give greater mobility to residents of the site without access to private cars however the fact that the site is bounded to the south east and east by main routes, including the A127 and the A1245 as well as the National Express East Anglia train line to the north means that this is unlikely to be deliverable.</p> <p>Consideration should be given to providing residents with sufficient space to move their living accommodation without obstruction.</p> <p>GT1 is located at the opposite side of the site to the proposed employment uses on NEL2, as such traffic generated by the employment site will have less of an impact on residents.</p> <p>The site has the potential to provide access/egress onto/off the A127 and A1245. This will provide access to key services but only through the use of private transport. Local services would be less accessible to those without access to private transport.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy GT1 – Commentary	Score	
<b>6. Biodiversity</b>	<p>This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. The allocation of the site would not have an adverse impact on any natural/semi natural habitats, and the use of this site as a Gypsy and Traveller site would ensure that other less suitable sites (i.e. natural/semi natural habitats) would be conserved.</p> <p>The land is primarily spoilt greenfield land. As such the use of this site will reduce the need to allocate other less suitable sites of potentially greater ecological value.</p> <p>The largely disused nature of the site means that it has the potential to support biodiversity. Therefore there is potential to retain habitats within any development and facilitate species movement. The scale of the site has the potential to promote new habitat creation, although this would need to be carefully considered with regard to the location of the site, and the fact that it is bounded by two main transport routes to the east and south east (the A1245 and the A127 respectively), a train line to the north and the A130 is situated further to the west.</p>	+	-
<b>7. Cultural Heritage</b>	<p>This site is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration.</p> <p>There are no Listed Buildings in close proximity to this site.</p>	?	
<b>8. Landscape &amp; Townscape</b>	<p>The site (combined with the adjacent allocation of NEL2) has been described as degraded Green Belt and as such allocation of the site would reduce the need to allocate undeveloped greenfield sites elsewhere in the District.</p> <p>Allocation of the site would allow for more effective management of the site itself. Furthermore the strong barriers created by two dual carriageways to the east and south east (the A1245 and the A127 respectively), a natural boundary to the south and west and a train line to the north mean that on a wider scale (as GT1 is directly adjacent to NEL2) defensible Green Belt Boundary could be created, albeit one which would create somewhat of an island of development within the Green Belt.</p> <p>The site should have clearly demarcated boundaries to prevent new residents attempting to move onto the site without permission. Boundaries should also take into account the safety of children. This can be achieved through appropriate fencing and planting to create substantial barriers to movement into unsafe areas.</p> <p>There are no Tree Preservation Orders on the site however the loss of any trees on the site should be mitigated against by like for like replacement.</p> <p>The site covers an area of 1 hectare. This is 0.25 hectares larger than the area necessary to meet the demand for pitches up to 2018. This will ensure flexibility in the site and enable the creation of a strong green buffer between the site and the adjacent employment uses provided.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy GT1 – Commentary	Score
	<p>This site is predominantly situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is likely to be impacted if this site is allocated as the site is currently designated Green Belt, although there are some current unauthorised uses on site which have an impact on the openness of the Green Belt and the landscape character. This site was also recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33)</p> <p>and thus it may preserve the character and openness of Green Belt in other locations. Nevertheless if this site is allocated, then it is important that a defensible Green Belt boundary can be maintained. The site is bounded by two dual carriageways to the east and south east (the A1245 and the A127 respectively), a natural boundary to the south and west and a train line to the north. There is an opportunity to create a new defensible Green Belt boundary, albeit one which would create somewhat of an island of development within the Green Belt.</p>	
<b>9. Climate Change and Energy</b>	<p>The scale of the site means it is unlikely to have a significant impact on climate change. The site has a minimal capacity to contribute to an increased proportion of energy needs being met from renewable sources.</p> <p>The site is not situated within an area at risk of flooding.</p> <p>A site of this scale is unlikely to be able to adapt to the consequences of climate change.</p>	<b>0</b>
<b>10. Water</b>	<p>Water conservation would be managed through the development management process.</p> <p>The existing Waste Water Treatment Works can accommodate the demands of this site.</p> <p>A site of this scale is unlikely to include sustainable flood management measures.</p>	<b>+</b>
<b>11. Land and Soil</b>	<p>Although the site was recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33), this site is not previously developed land. The site is greenfield land, albeit land which has been subject to a number of uses in recent times (including on the larger allocation NEL2). The allocation of this site would therefore not ensure the re-use of previously developed land in preference to greenfield sites.</p> <p>As per the recommendation in the previous SA, a smaller site than GT6 has been identified, which would constitute a more efficient use of land.</p> <p>The site is currently not identified as contaminated land. This would need to be investigated prior to any development.</p>	<b>+/-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Policy GT1 – Commentary	Score
	This site is situated on degraded grade 3 agricultural land. The site has been described as degraded countryside, albeit land which has already been subject to some development, so it is unlikely that the allocation of this site would have an adverse impact on soil quality. The allocation of this site would help ensure the protection of better and more versatile agricultural land.	
<b>12. Air Quality</b>	<p>The location of the site means that it is unlikely that air quality would be improved as reliance on the private car will not be reduced. However, the scale of the site is unlikely to create significant impacts.</p> <p>This site is not in immediate proximity to any AQMAs. The site will not direct traffic away from significant junctions given its location, however, the scale of traffic coming from the site is unlikely to have a major impact. There may be some impact on the A1245, and highways access from this site will need to be negotiated carefully.</p>	-
<b>13. Sustainable Design and Construction</b>	Sustainable design and construction on the site would be managed by the development management process.	<b>0</b>

All of the options considered within the Discussion and Consultation Document (GT1-GT7), as well as an additional alternative option (ALT8), were appraised within the Updated SA (July 2012). This assessment found that alternative options GT4 and GT5 would not accord with the Core Strategy (Policy H7) as they are not located within the western part of the District. Consequently these options have not been considered further in this assessment. However, the detailed assessments can be found in Appendix 5 and 11 of the Updated SA (July 2012).

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

### Option GT1

SA Objective	Option GT1 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure. This site is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport.</p> <p>The site is somewhat detached from existing communities (other than the current occupiers of the site). It is situated to the north west of the main settlement of Rayleigh and to the south east of the village of Rawreth. The allocation of the site would have benefits for the existing occupiers, as it would enable the site to become authorised and give the community there greater certainty. This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District. The provision of the pitches on one site has the potential to ensure that services are provided, whereas dispersed pitches have the potential to make these services more difficult to deliver.</p> <p>The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities. However, the location of this site away from the nearest settlement would have an impact on equal opportunities in terms of access, particularly for those without access to private transport.</p>	<b>++</b>	<b>-</b>
<b>2. Healthy &amp; Safe Communities</b>	<p>The allocation of permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community, particularly through authorising this existing site. However, the site is somewhat detached from existing settlements and healthcare facilities that can be found there, and this site may not ensure sustainable access to key services, particularly for those without access to private transport.</p> <p>The location of the site is close to open, green spaces (for example Rawreth Lane Playing Field located to the north of Rawreth Lane) and therefore has the potential to promote informal recreation and consequently, healthy active lifestyles.</p> <p>Whilst there are potential opportunities to link this site to existing footpaths, cyclepaths and bridleways, such provision could be challenging given the location of the site. This site is not well related to any proposed Greenways or the Sustrans route.</p>	<b>+</b>	<b>-</b>
<b>3. Housing</b>	<p>The provision of an authorised Gypsy and Traveller site would help meet the need for the provision of accommodation for Gypsies and Travellers.</p> <p>The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.</p> <p>The site is somewhat isolated from the main settlement of Rayleigh. Although it is well located to the highway network, which would ensure access to key services, it is not as well related to the public transport network which may have a negative impact on sustainable access, particularly for those without access to private transport.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT1 – Commentary	Score
<b>4. Economy &amp; Employment</b>	No significant impact	<b>0</b>
<b>5. Accessibility</b>	<p>This site is located outside the settlement boundary of Rayleigh and would not be in proximity to local services. It is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport.</p> <p>Although this site has good access to the highways network to the west of the District, it may not ensure sustainable access to key services, particularly for those without access to private transport.</p> <p>The site is reasonably well related, and within potential walking distance, of public open space to the north of Rawreth Lane, and Rayleigh is potentially accessible to the east via Rawreth Lane. Its distance from local services, however, does not promote sustainable modes of travel and may not positively contribute to social inclusion. There may not be good access for all sections of the community, particularly those which do not have access to private transport.</p> <p>The provision of a permanent Gypsy and Traveller site will secure more opportunity for residents of the site to work in the District as their residence in the area will be secured. The west of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>	-
<b>6. Biodiversity</b>	<p>This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats.</p> <p>It is currently being used as a Gypsy and Traveller site. No further land will be used if this site is allocated as such, depending on the arrangement of the pitches on the site, therefore protecting the natural and semi natural habitats of the District. Hedgerows surrounding the site may be impacted which would need to be taken into consideration. Potential disturbance or habitat loss, however, would need to be mitigated against.</p> <p>There will be no impact on known sites of geological significance, and its allocation would have little if any impact on using brownfield land for significant wildlife interest.</p> <p>There is potential for new habitat creation, subject to planning conditions.</p>	<b>0</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT1 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This site is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. There are two grade II Listed Buildings in proximity to the site. To the west of the site to the west of the A1245 ('Witherden's Farm') and to the east of the site ('Barn approximately 40 metres east of Rawreth Hall, Rawreth'). Any potential impact on the siting of these Listed Buildings would need to be considered.</p>	-	?
<b>8. Landscape &amp; Townscape</b>	<p>The allocation of this site as an authorised site would reduce the need to allocate undeveloped open greenfield sites elsewhere in the District.</p> <p>The allocation of this site would contribute to the effective management of land in the urban fringe as the site is currently unauthorised, and allocating the site would enable a more effective management process of the site.</p> <p>Although the site is currently designated Green Belt, it is an existing, if unauthorised, Gypsy and Traveller site. The allocation of this site may therefore reduce the amount of derelict, degraded or underused land, and depending on the arrangement of the site, provide the pitch requirement for the District without the need to encroach on other Green Belt land, which is potentially greenfield land.</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The site is an existing, if unauthorised, Gypsy and Traveller site and therefore currently has an impact on the openness of the Green Belt in the locality, and the purpose of including land within it. It is notable that the existing, if unauthorised, site has been in existence since 2002. However, if this unauthorised site is not allocated and therefore removed then this would have a positive impact on landscape character, if the openness of the land were to be re-established. If this site is allocated as an authorised site, then it is important that a defensible Green Belt boundary can be maintained. The site follows natural boundaries on two sides and is enclosed by the A1245 to the west. It can therefore ensure that a defensible Green Belt boundary could be maintained to prevent further encroachment into the Green Belt.</p> <p>The site is situated to the north west of Rayleigh. It is therefore not located near to or within a townscape area.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).</p> <p>The scale of the site means it is unlikely to contribute to an increased proportion of energy needs being met from renewable sources.</p> <p>The site is not situated within an area at risk of flooding, although there is an area of flood zone 2 which reaches the south western boundary of the site. Furthermore it is acknowledged that there is a larger area of flood zone 2 and 3 to the south.</p>	<b>0</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT1 – Commentary	Score	
<b>10. Water</b>	<p>Water conservation would be managed through development management process.</p> <p>There are no foul sewers in the immediate vicinity.</p> <p>A site of this relatively small scale is unlikely to include sustainable flood management measures.</p> <p>The site is not situated within an area at risk of flooding, although there is an area of flood zone 2 which reaches the south western boundary of the site. Furthermore it is acknowledged that there is a larger area of flood zone 2 and 3 to the south. There are unlikely to be any significant impacts on water.</p> <p>A site of this relatively small scale is unlikely to include sustainable flood management measures.</p>	<b>+</b>	<b>-</b>
<b>11. Land and Soil</b>	<p>This site is currently an unauthorised Gypsy and Traveller site, which is mostly developed and therefore considered to be previously developed land in the Green Belt. There is potential to provide numerous pitches on the site and depending on the arrangement of the pitches on the site, there is potential to accommodate the District's whole pitch requirement.</p> <p>As the development is unauthorised, if enforcement action were to be taken the land could potentially be reverted back to greenfield status.</p> <p>The site is on grade 3 agricultural land (SEA Baseline Information Profile), albeit land which has already been subject to some development. It is unlikely that there would be an adverse impact on soil quality if this site was allocated as it is an existing, albeit unauthorised, Gypsy and Traveller site.</p> <p>The majority of the site, although currently allocated as Green Belt, has been used as a Gypsy and Traveller site for some time. Therefore it is unlikely to have any practical potential for agricultural use. The undeveloped portion of the site is situated on grade 3 agricultural land (SEA Baseline Information Profile). Allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.</p>	<b>+</b>	<b>-</b>
<b>12. Air Quality</b>	<p>There are unlikely to be any significant impacts on air quality.</p> <p>This site is not in immediate proximity to any AQMAs (although Rawreth Lane Industrial Estate is designated an AQMA along Rawreth Lane). The authorisation of this site would continue to raise concerns in terms of access to and from the site and the A1245, and highways access from this site will need to be negotiated carefully.</p>	<b>-</b>	
<b>13. Sustainable Design and Construction</b>	<p>Sustainable design and construction on the site would be managed by the development management process.</p>	<b>0</b>	



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

### Option GT2

SA Objective	Option GT2 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure. This site is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport.</p> <p>The site is somewhat detached from existing communities (other than the current occupiers of the site). It is situated to the north west of the main settlement of Rayleigh and to the south east of the village of Rawreth. The allocation of the site would have benefits for the existing occupiers, as it would enable the site to become authorised and give the community there greater certainty. This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District. The provision of the pitches on one site has the potential to ensure that services are provided, whereas dispersed pitches have the potential to make these services more difficult to deliver.</p> <p>The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities. However, the location of this site away from the nearest settlement would have an impact on equal opportunities in terms of access, particularly for those without access to private transport.</p>	<b>++</b>	<b>-</b>
<b>2. Healthy &amp; Safe Communities</b>	<p>The allocation of permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community, particularly through authorising this existing site. However, the site is somewhat detached from existing settlements and healthcare facilities that can be found there, and this site may not ensure sustainable access to key services, particularly for those without access to private transport.</p> <p>The location of the site is close to open, green spaces (for example Rawreth Lane Playing Field located to the north of Rawreth Lane) and therefore has the potential to promote informal recreation and consequently, healthy active lifestyles.</p> <p>Whilst there are potential opportunities to link this site to existing footpaths, cycle paths and bridleways, such provision could be challenging given the location of the site. This site is not well related to any proposed Greenways or the Sustrans route.</p>	<b>-</b>	<b>+</b>
<b>3. Housing</b>	<p>The provision of an authorised Gypsy and Traveller site would help meet the need for the provision of accommodation for Gypsies and Travellers.</p> <p>The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.</p> <p>The site is somewhat isolated from the main settlement of Rayleigh. Although it is well located to the highway network, ensuring access to key services, it is not as well related to the public transport network which may have a negative impact on sustainable access, particularly for those without access to private transport.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT2 – Commentary	Score
<b>4. Economy &amp; Employment</b>	No significant impact	<b>0</b>
<b>5. Accessibility</b>	<p>This site is located outside the settlement boundary of Rayleigh and would not be in proximity to local services. It is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport.</p> <p>Although this site has good access to the highways network to the west of the District, it may not ensure sustainable access to key services, particularly for those without access to private transport.</p> <p>The site is reasonably well related, and within potential walking distance, of public open space to the north of Rawreth Lane, and Rayleigh is potentially accessible to the east via Rawreth Lane. Its distance from local services, however, does not promote sustainable modes of travel and may not positively contribute to social inclusion. There may not be good access for all sections of the community, particularly those which do not have access to private transport.</p> <p>The provision of a permanent Gypsy and Traveller site will secure more opportunity for residents of the site to work in the District as their residence in the area will be secured. The west of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>	-
<b>6. Biodiversity</b>	<p>This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats.</p> <p>The majority of the site is currently being used as a Gypsy and Traveller site. Some further grade 3 agricultural land (SEA Baseline Information profile) will be used if this site is allocated, but such land is not likely to be a significantly valuable natural or semi natural habitat. The impact on existing hedgerows would need to be considered and potential disturbance or habitat loss would need to be mitigated against.</p> <p>There will be no impact on known sites of geological significance, and its allocation would have little if any impact on using brownfield land for significant wildlife interest.</p> <p>There is potential for new habitat creation, subject to planning conditions.</p>	<b>0</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT2 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This site is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration at the development stage. There are two grade II Listed Buildings in proximity to the site. To the west of the site to the west of the A1245 ('Witherden's Farm') and to the east of the site ('Barn approximately 40 metres east of Rawreth Hall, Rawreth'). Any potential impact on the siting of these Listed Buildings would need to be considered.</p>	-	?
<b>8. Landscape &amp; Townscape</b>	<p>The allocation of this site as an authorised site would reduce the need to allocate undeveloped greenfield sites elsewhere in the District. However, compared to Option GT1, it would involve a greater loss of greenfield land and development projecting into the open countryside (and therefore the Green Belt).</p> <p>The allocation of this site would contribute to the effective management of land in the urban fringe as much of the site is currently an existing, if unauthorised, Gypsy and Traveller site, and allocating the site would enable a more effective management process of the site.</p> <p>Although the site is currently designated Green Belt, much of the site is an existing, if unauthorised, Gypsy and Traveller site. The allocation of this site may therefore reduce the amount of derelict, degraded or underused land, and provide the pitch requirement for the District without the need to encroach on other Green Belt land, which is potentially higher quality agricultural land.</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. Much of the site is an existing, if unauthorised, Gypsy and Traveller site and therefore currently has an impact on the openness of the Green Belt in the locality, and the purpose of including land within it. It is notable that the existing, if unauthorised, part of the site has been in existence since 2002. However, if the unauthorised part of this option is not allocated and therefore removed then this would have a positive impact on landscape character, if the openness of the land were to be re-established. If this option is allocated as an authorised site, then it is important that a defensible boundary can be maintained. Unlike Option GT1 (Discussion and Consultation Document Version), whilst the site follows a natural boundary to the north and is enclosed by the A1245 to the west, the eastern boundary is not enclosed. It may therefore not be able to ensure that a defensible Green Belt boundary could be maintained to prevent further encroachment into the Green Belt to the east and south.</p> <p>The site is situated to the north west of Rayleigh. It is therefore not located near to or within a townscape area.</p>	+	-
<b>9. Climate Change and Energy</b>	<p>There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).</p> <p>The scale of the site is unlikely to contribute to an increased proportion of energy needs being met from renewable sources.</p> <p>The southern section of the site is located within flood zone 2 and 3, which would need to be assessed and mitigated against. The scale of the site is unlikely to adapt to and provide for the consequences of climate change.</p>	<b>0</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT2 – Commentary	Score	
<b>10. Water</b>	<p>There are no foul sewers in the immediate vicinity.</p> <p>A site of this relatively small scale is unlikely to include sustainable flood management measures.</p> <p>The southern section of the site is located within flood zone 2 and 3. The Environment Agency have stated that "This option encroaches into areas of Flood Zone 2 and 3 and would therefore not be in line with PPS25 or the emerging Policy H7 of the Rochford Core Strategy. According to PPS25, gypsy and travellers sites are deemed to be 'highly vulnerable' and are therefore not appropriate in Flood Zone 3 and would require the Exception Test".</p>	<b>+</b>	<b>-</b>
<b>11. Land and Soil</b>	<p>Much of this site is currently an unauthorised Gypsy and Traveller site, which is mostly developed and therefore considered to be previously developed land in the Green Belt. The rest of the site is grade 3 agricultural land (SEA Baseline Information Profile). There is potential to provide numerous pitches on the site - potentially more than is required for the District. This option does project further into undeveloped, open countryside and agricultural land than Option GT1.</p> <p>The impact on soil quality is unknown. Much of the option is already developed. Part of this site is currently grade 3 agricultural land (SEA Baseline Information Profile) - the extension of the existing unauthorised site - and building or hard standing on this site may have an adverse impact on the soil quality.</p> <p>The majority of the site, although currently allocated as Green Belt, has been used as a Gypsy and Traveller site for some time. Therefore it is unlikely to have any practical potential for agricultural use. The undeveloped portion of the site is situated on grade 3 agricultural land (SEA Baseline Information Profile). Allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.</p>	<b>+</b>	<b>-</b>
<b>12. Air Quality</b>	<p>There are unlikely to be any significant impacts on air quality.</p> <p>This site is not in immediate proximity to any AQMAs (although Rawreth Lane Industrial Estate is designated an AQMA along Rawreth Lane). The allocation of this site would continue to raise concerns in terms of access to and from the site and the A1245, and highways access from this site will need to be negotiated carefully.</p>	<b>-</b>	
<b>13. Sustainable Design and Construction</b>	<p>Design would be managed through the development management process, but it should be noted that there is already some development on site.</p>	<b>0</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

### Option GT3

SA Objective	Option GT3 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure. The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities. However, due to the size of the site, it may not be able to accommodate the full pitch requirement for the District which may impact on equal opportunities, and may require the allocation of multiple sites, likely given the options available, to be dispersed. Nevertheless this option is well related to existing public transport routes along London Road, which would have a positive impact on equal opportunities in terms of access, particularly for those without access to private transport.</p>	+	-
<b>2. Healthy &amp; Safe Communities</b>	<p>The allocation of permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community. The location of this site in proximity to the existing residential area, with accompanying services, also has the potential to reduce health inequalities, but given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.</p> <p>This option is also in close proximity to high voltage pylons to the north of London Road which are within 60 metres distance and to the south of the site. The power lines therefore run through the site and have the potential to have a negative impact on the health of the occupier of the site. It is unlikely to be viable to move these obstructions given the small scale of the proposed land use, and the high costs of such an operation.</p>	+	--
<b>3. Housing</b>	<p>The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure.</p> <p>The site, due to its size and location to the west of existing residential development in Rayleigh, may have the potential to ensure the regeneration and enhancement of existing rural and urban communities.</p> <p>The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities. However, due to the size of the site, it may not be able to accommodate the full pitch requirement for the District which may impact on equal opportunities, and may require the allocation of multiple sites, likely given the options available, to be dispersed. Nevertheless this option is well related to existing public transport routes along London Road, which would have a positive impact on equal opportunities in terms of access, particularly for those without access to private transport.</p>	+	-
<b>4. Economy &amp; Employment</b>	No significant impact.	<b>0</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT3 – Commentary	Score
<p><b>5. Accessibility</b></p>	<p>This site is situated outside the main settlement of Rayleigh but is in proximity to local services including community, education and sports facilities. There is potential to provide numerous pitches on the site which are within sustainable access to key services.</p> <p>This site has good access to London Road and the wider highway network to the west of the District and Rayleigh is accessible to the east along London Road. There is an existing bus route along London Road, which would increase the accessibility of these local services and facilities, particularly for those without access to private transport. There is potential to improve public transport links in the locality. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.</p> <p>The location of this site may positively contribute to social inclusion through potentially ensuring good access for all sections of the community to local services and facilities located within the main settlement of Rayleigh.</p> <p>The provision of a permanent Gypsy and Traveller site will secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. The west of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy. This relationship may therefore not reduce out-commuting.</p>	<p><b>0</b></p>
<p><b>6. Biodiversity</b></p>	<p>This greenfield site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats.</p> <p>The impact on hedgerows to the north and east of the site would need to be considered, and there are several ponds on the previously developed land to the west of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against.</p> <p>There will be no impact on known sites of geological significance.</p> <p>There is potential for new habitat creation, subject to planning conditions.</p>	<p><b>?</b></p>
<p><b>7. Cultural Heritage</b></p>	<p>This option is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. There are no Listed buildings in close proximity to this option.</p>	<p><b>?</b></p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT3 – Commentary	Score	
<p><b>8. Landscape &amp; Townscape</b></p>	<p>The allocation of this site may have an adverse impact on the range and quality of the public realm and open space as the land is currently open fields.</p> <p>The allocation of this site would contribute to the effective management of land in the urban fringe, and allocating the site would enable a more effective management process of the site. However the site is currently allocated as Green Belt and the impact on this designation would need to be carefully considered.</p> <p>The allocation of this site would not reduce the amount of derelict, degraded and underused land as the site is currently greenfield land which is designated as Green Belt.</p> <p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is therefore likely to be impacted if this site is allocated as the site is currently open fields and is designated Green Belt. However there are several businesses and buildings within close proximity to the west and existing residential development designated to the east. If this option is allocated as an authorised site, then it is important that a defensible boundary can be maintained. This option is enclosed by London Road to the north, previously developed land to the west (which is currently in use) and it follows a natural boundary to the east and would therefore promote a defensible Green Belt boundary in the locality.</p> <p>The townscape character is unlikely to be impacted if this site is allocated as the site is currently open fields and is designated Green Belt. There is, however, previously developed land to the west and existing residential development designated further to the east.</p>	+	--
<p><b>9. Climate Change and Energy</b></p>	<p>There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).</p> <p>The scale of the site is unlikely to contribute to an increase proportion of energy needs being met from renewable sources.</p> <p>The site is not situated within an area at risk of flooding, although there is an area to the north west of the site to the north of London Road which lies within a flood zone. The scale of the site is unlikely to adapt to and provide for the consequences of climate change.</p>	0	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT3 – Commentary	Score	
<b>10. Water</b>	<p>There are no foul sewers in the immediate vicinity.</p> <p>A site of this relatively small scale is unlikely to include sustainable flood management measures.</p> <p>The site is not situated within an area at risk of flooding, although there is an area to the north of London Road which lies within a flood zone. There are unlikely to be any significant impacts on water.</p> <p>A site of this relatively small scale is unlikely to include sustainable flood management measures.</p>	<b>+</b>	<b>-</b>
<b>11. Land and Soil</b>	<p>The site is currently allocated as Green Belt and would therefore not ensure the re-use of previously developed land.</p> <p>The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>The site is situated on grade 3 agricultural land (SEA Baseline Information Profile). Allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.</p>	<b>+</b>	<b>?</b>
<b>12. Air Quality</b>	<p>There are unlikely to be any significant impacts on air quality.</p> <p>This site is not in immediate proximity to any AQMAs. There may be some impact on London Road and the A1245, and highways access from this site will need to be negotiated carefully. Due to the scale of the site, however, it is unlikely that there will be an impact on significant junctions in the locality.</p>	<b>0</b>	
<b>13. Sustainable Design and Construction</b>	<p>Design would be managed through the development management process, but such development in this location would be unlikely to make a positive contribution to the local vernacular.</p>	<b>0</b>	



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

### Option GT6

SA Objective	Option GT6 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure. The site is detached from existing communities as it is located to the west of the main settlement of Rayleigh. As such it is unlikely to be able to ensure the regeneration of rural communities.</p> <p>The site does have the potential to accommodate the full gypsy and traveller requirement for the district while also ensuring that services are provided.</p> <p>Providing a site in this location would ensure that residents will have access to equal opportunities and that all sections of the community are provided for.</p> <p>Public and private space should be clearly defined within the site with the provision of well integrated communal recreational facilities.</p>	<p>++</p>	<p>-</p>
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>The allocation of permanent a Gypsy and Travellers site is likely to help reduce income and quality of life disparities, as there will be a permanent base for the residents to return to, enabling the residents to register at GPs, schools etc.</p> <p>The site has the potential to provide good access to the Districts highways network however the lack of access to public transport means that there may be a negative impact on health inequalities for those without access to private cars.</p> <p>The site is located close to two areas of public open space, Wheatley Woods and St John Fischer Playing Field. However access to these sites is still poor, in that it requires the crossing of a major road junction and is enclosed by a train line to the north that further limits accessibility. This means that the site has limited capacity to encourage informal recreation and healthier lifestyles. The incorporation of infrastructure improvements, particularly in the form of a green grid would serve to alleviate this issue.</p> <p>The site is greater than 60 metres away from the overhead electricity pylons that run across the north west and south west of the site, as well as those running further to the east. This will ensure that residents are a safe distance from the pylons at all times.</p> <p>The site is located away from the A1245, A127 and the train tracks to the east of the site which will minimise the impact of noise pollution on the residents.</p>	<p>+</p>	<p>-</p>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT6 – Commentary	Score	
<b>3. Housing</b>	<p>The provision of an authorised Gypsy and Traveller site(s) would help meet the need for the provision of accommodation for Gypsies and Travellers.</p> <p>The allocation of this site would help to ensure that there is a balance of housing provision to serve all the District's communities.</p> <p>The site is located directly adjacent to two main transport routes (the A127 and the A1245), which whilst ensuring access to key services mainly through the use of private transport would not promote the use of sustainable transport modes. Local services would be less accessible from this site for those without access to private transport given that it is detached from the main settlement of Rayleigh and is not well related to public transport routes.</p>	<b>+</b>	
<b>4. Economy &amp; Employment</b>	No significant impact.	<b>0</b>	
<b>5. Accessibility</b>	<p>Due to the location of the site away from the main settlement of Rayleigh and the enclosure of the site to the south east and east by main routes (the A127 and the A1245 dual carriageways) and National Express East Anglia train line to the north, it is unlikely that alternative methods of transportation will be promoted at this site. It is not well related to public transport routes, any proposed Greenways or the proposed Sustrans route, and is therefore unlikely to encourage walking and cycling. However, given the proposed scale of land use with this option, there is unlikely to be potential to improve public transport links in the locality.</p> <p>Although there is potential to provide numerous pitches on the site, it would potentially not ensure equal access, reduce health inequalities, promote community cohesion or social inclusion.</p> <p>However, this site does have the potential to have particularly good access to the A127 and A1245 and the wider highway network compared to other options (GT1-3 and GT8). Although it is remote from local services there may be potential to improve sustainable transport provision in this locality. There is unlikely to be good access for all sections of the community, particularly those which do not have access to private transport.</p> <p>The provision of a permanent Gypsy and Traveller site has the potential to secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. This site is, however, situated on the edge of the Rochford District boundary, and the west of Rayleigh has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT6 – Commentary	Score	
<b>6. Biodiversity</b>	<p>This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. The allocation of the site would not have an adverse impact on any natural/semi natural habitats, and the use of this site as a Gypsy and Traveller site would ensure that other less suitable sites (i.e. natural/semi natural habitats) would be conserved.</p> <p>This is a spoilt greenfield site which is grade 3 agricultural land (SEA Baseline Information Profile) although it is not used as such. This option therefore has potential to be of ecological value given its largely disused nature.</p> <p>There will be no impact on known sites of geological significance.</p> <p>The Rochford District Replacement Local Plan 2006 Inspector's Report described the site as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33) and it may protect the openness of the Green Belt, agricultural land and landscape character of other areas in the locality.</p> <p>This site has the potential to currently support biodiversity given that it is largely disused. Therefore there is potential to retain habitats within any development and facilitate species movement. The scale of the site has the potential to promote new habitat creation, although this would need to be carefully considered with regard to the location of the site, and the fact that it is bounded by two main transport routes to the east and south east (the A1245 and the A127 respectively), a train line to the north and the A130 is situated further to the west.</p>	<b>0</b>	
<b>7. Cultural Heritage</b>	<p>This site is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. There are no Listed Buildings in close proximity to this site.</p>	-	?
<b>8. Landscape &amp; Townscape</b>	<p>Although the allocation of this site has the potential to have an adverse impact on the range and quality of the public realm and open spaces as it is currently designated as Green Belt, the site has been described as degraded countryside. The allocation of this site would reduce the need to allocate undeveloped open greenfield sites, potentially with greater ecological value, elsewhere in the District. It is pertinent to note, however, that the site itself may have some ecological value as it is not used for agricultural purposes.</p> <p>The allocation of this site, due to its location away from the main settlement of Rayleigh, would not contribute to the effective management of land in the urban fringe <i>per se</i>. Allocating the site, however, would enable a more effective management process of the site. The site is currently allocated as Green Belt, although it has been described as degraded countryside.</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT6 – Commentary	Score	
	<p>This site was recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33). Although it is currently Green Belt, the allocation of this site for a Gypsy and Traveller site would utilise this land.</p> <p>This site is predominantly situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is likely to be impacted if this site is allocated as the site is currently designated Green Belt, although there are some current unauthorised uses on site which have an impact on the openness of the Green Belt and the landscape character. This site was also recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33) and thus it may preserve the character and openness of Green Belt in other locations. Nevertheless if this site is allocated, then it is important that a defensible Green Belt boundary can be maintained. The site is bounded by two dual carriageways to the east and south east (the A1245 and the A127 respectively), a natural boundary to the south and west and a train line to the north. There is an opportunity to create a new defensible Green Belt boundary, albeit one which would create somewhat of an island of development within the Green Belt.</p> <p>The site is situated to the west of Rayleigh. It is therefore not located near to or within a townscape area.</p>		
<b>9. Climate Change and Energy</b>	<p>There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).</p> <p>The scale of the site is unlikely to contribute to an increased proportion of energy needs being met from renewable sources.</p> <p>The site is not situated within an area at risk of flooding. It is noted, however, that there is an area at risk further to the west of the site to the west of the A130. It is unlikely that a site of this scale will adapt to and provide for the consequences of climate change.</p>	<b>0</b>	
<b>10. Water</b>	<p>There is capacity at the existing Waste Water Treatment Works to serve the potential allocation of this site.</p> <p>A site of this scale is unlikely to include sustainable flood management measures.</p> <p>The site is not situated within an area at risk of flooding. It is noted, however, that there is an area at risk further to the west of the site to the west of the A130. There are unlikely to be any significant impacts on water.</p> <p>A site of this scale is unlikely to include sustainable flood management measures.</p>	<b>+</b>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT6 – Commentary	Score	
<b>11. Land and Soil</b>	<p>Although this site was recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33), this option is not previously developed land. The site is greenfield land, albeit land which has been subject to a number of uses in recent times. The allocation of this site would therefore not ensure the re-use of previously developed land in preference to greenfield sites.</p> <p>The size of the identified area within this option is of a considerably larger size than required to accommodate all of the District's Gypsy and Traveller accommodation needs and would utilise more Green Belt land than required, give the allocation requirement. The allocation of a smaller part of the site would constitute a more efficient use of land. It is therefore recommended that if this site is taken forward in the Allocations process, then a smaller area is identified.</p> <p>This option is situated on degraded grade 3 agricultural land (SEA Baseline Information Profile). The site has been described as degraded countryside so it is unlikely that the allocation of this site would have an adverse impact on soil quality.</p> <p>The site is currently not identified as contaminated land. This would need to be investigated prior to any development.</p> <p>The site is situated on degraded grade 3 agricultural land (SEA Baseline Information Profile), albeit land which has already been subject to some development. The allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.</p>	<b>+</b>	<b>-</b>
<b>12. Air Quality</b>	<p>Due to the location of the site away from the main settlement of Rayleigh and the services and facilities located there, and public transport routes, it is unlikely that air quality would be improved as reliance on the private car will not be reduced. However, the scale of the site is unlikely to create significant impacts.</p> <p>This site is not in immediate proximity to any AQMAs. The site will not direct traffic away from significant junctions given its location, however, the scale of traffic coming from the site is unlikely to have a major impact. There may be some impact on the A1245, and highways access from this site will need to be negotiated carefully.</p>	<b>-</b>	
<b>13. Sustainable Design and Construction</b>	<p>Sustainable design and construction on the site would be managed by the development management process.</p>	<b>0</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

### Option GT7

SA Objective	Option GT7 – Commentary	Score	
<p><b>1. Balanced Communities</b></p>	<p>The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure. The site does not have the capacity to accommodate all of the District's Gypsy and Traveller accommodation requirement. If allocated for development, additional land would also have to be identified.</p> <p>The site, if allocated, would help ensure equal opportunities and that all sections of the community are catered for. However, due to the very small scale of this site, it would only be able to make a nominal contribution to meeting the accommodation needs of Gypsies and Travellers within the District, and would require the allocation of multiple sites, likely given the options available, to be dispersed.</p> <p>Furthermore, although this site is not in immediate proximity to the main settlement of Rayleigh to the south or the village of Hullbridge to the north east, it has a better relationship with the existing public transport routes along Lower Road and Hullbridge Road than some of the other options, which would have a positive impact on equal opportunities in terms of access, particularly for those without access to private transport.</p>	+	
<p><b>2. Healthy &amp; Safe Communities</b></p>	<p>Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community. However, the site is somewhat detached from existing settlements to the south and north east, due to its distance from existing residential development, and healthcare facilities that can be found there. However, its proximity to Hullbridge Road and public transport routes has the potential to increase access, particularly for those without access to private transport, thus potentially having a positive impact on health equality. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site. The site is also in proximity to high voltage power lines to the south but these are over 60 metres away (approximately 85 metres at the closest point).</p> <p>The location of the site is close to open, green spaces and wooded areas. Many of these areas in close proximity to the site are not designated as public open space. There is, however, a golf course located to the east of the site, for example, and therefore the site may have the potential to promote informal recreation and consequently, healthy active lifestyles.</p>	+	-
<p><b>3. Housing</b></p>	<p>The provision of an authorised Gypsy and Traveller site(s) would help meet the need for the provision of accommodation for Gypsies and Travellers.</p> <p>The allocation of this site would help to ensure that there is a balance of housing provision to serve all the District's communities.</p> <p>The site is located directly adjacent to two main transport routes (the A127 and the A1245), which whilst ensuring access to key services mainly through the use of private transport would not promote the use of sustainable transport modes. Local services would be less accessible from this site for those without access to private transport given that it is detached from the main settlement of Rayleigh and is not well related to public transport routes.</p>	+	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT7 – Commentary	Score
<b>4. Economy &amp; Employment</b>	No significant impact	<b>0</b>
<b>5. Accessibility</b>	<p>This site is situated outside the settlement boundaries of Hullbridge and Rayleigh, albeit in an area of plotland, ribbon development. Sustainable transport modes are within walking distance to the east of the site. This site has good access to Hullbridge Road and the wider highway network to the east and west of the District. Rayleigh town centre is situated to the south and the village of Hullbridge to the north east of the site. There may be potential to improve sustainable modes of travel in the locality of the site. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.</p> <p>The location of a permanent Gypsy and Traveller site at this location has the potential to reduce social exclusion as the permanence of the residence would help to ensure access to jobs, shopping, leisure facilities and services. The site is well related to the bus route running along Hullbridge Road, which therefore increases the accessibility of these local services and facilities, particularly for those without access to private transport.</p> <p>The provision of a permanent Gypsy and Traveller site (albeit a very small one) will secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. The north of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.</p>	<b>+</b>
<b>6. Biodiversity</b>	<p>This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. However, it is unlikely that the site would conserve and enhance the natural/semi natural habitats as the site is in close proximity to wooded areas to the north west and west, and there may be some impact on this. The impact on hedgerows to the south of the site would need to be taken into consideration, and potential disturbance or habitat loss would need to be mitigated against.</p> <p>There will be no impact on known sites of geological significance.</p> <p>The scale of the site is unlikely to produce opportunities for new habitat creation.</p>	<b>-</b>

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT7 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This site is situated within Historic Environment Character Zone 34 (Plotlands between Hullbridge and Rayleigh) where the settlement pattern is dispersed with moats and churches set within a rectilinear field pattern of ancient origin, and superimposed on this are more recent 20th Century plotlands and leisure activities (Rochford District Historic Environment Characterisation Project). This is a patchwork landscape consisting of small zones of regular and irregular fields. The historic settlement pattern was dispersed and is now augmented by plotlands. A large golf course lies in the centre of the zone. There are no Listed Buildings in close proximity to this site.</p>	-	?
<b>8. Landscape &amp; Townscape</b>	<p>The allocation of this site may have an adverse impact on the range and quality of the public realm and open space as it is currently greenfield land.</p> <p>The allocation of this site would contribute to the effective management of land in the urban fringe, and allocating the site would enable a more effective management process of the site. However, the site is currently allocated as Green Belt, and is also in proximity to wooded areas and the impacts on these would need to be carefully considered.</p> <p>The allocation of this site would not reduce the amount of derelict, degraded and underused land as the site is currently greenfield land that is designated as Green Belt.</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is likely to be impacted if this site is allocated as the site is currently designated Green Belt. However there are residential properties within close proximity (although these are not designated as existing residential development) and there is an area of employment to the north east (Lubbards Lodge) but this area is not designated employment land. If this site is allocated, then it is important that a defensible Green Belt boundary can be maintained. Although the site follows a natural boundary to the south and is enclosed by Goldsmith Drive to the north, it does not follow strong boundaries to the east, north east and west. Furthermore the allocation of this would create a small island of allocated land within the Green Belt, thereby weakening the Green Belt boundary and its integrity. The site is also in close proximity to wooded areas to the west and north west.</p> <p>The townscape character is unlikely to be impacted if this site is allocated as the site is currently greenfield land which is designated as Green Belt. However there are several residential properties within close proximity (but these are not designated as existing residential development).</p>	-	-



## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option GT7 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).</p> <p>It is unlikely that a site of this scale will lead to an increased proportion of energy needs being met from renewable resources.</p> <p>The site is not situated within an area at risk of flooding. It is unlikely that a site of this scale will adapt to and provide for the consequences of climate change.</p>	<b>0</b>	
<b>10. Water</b>	<p>There are no foul sewers in the immediate vicinity.</p> <p>A site of this relatively small scale is unlikely to include sustainable flood management measures.</p> <p>The site is not situated within an area at risk of flooding. There are unlikely to be any significant impacts on water.</p>	<b>0</b>	-
<b>11. Land and Soil</b>	<p>The site is currently allocated as Green Belt. It is greenfield land and would therefore not ensure the re-use of previously developed land.</p> <p>The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>The site is classified as grade 3 agricultural land (SEA Baseline Information Profile), but it is unlikely to be practical to farm it due to its size and position within plotland development. It is currently greenfield land in close proximity to residential properties (although they are not designated as existing residential development). Given the size of the site and its capacity to accommodate a very small number of pitches, the best and most versatile agricultural land may not be protected if this site was allocated (as an additional site(s) would be required).</p>	-	-
<b>12. Air Quality</b>	<p>There are unlikely to be any significant impacts on air quality.</p> <p>This site is not in immediate proximity to any AQMAs (although Rawreth Lane Industrial Estate is designated an AQMA along Rawreth Lane). Furthermore due to the scale of the site it is unlikely that there will be an impact on significant junctions in the locality.</p>	<b>0</b>	
<b>13. Sustainable Design and Construction</b>	<p>Sustainable design and construction on the site would be managed by the development management process.</p>	<b>0</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

### Option ALT8

SA Objective	Option ALT8 – Commentary	Score	
<b>1. Balanced Communities</b>	<p>The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities.</p> <p>However, due to the scale of the site, it may not be able to accommodate the full pitch requirement for the District which may impact on equal opportunities in this regard.</p> <p>Nevertheless this site is located in proximity to the nearest settlement of Rayleigh and it is situated on a bus route which runs along Rawreth Lane. This could have a positive impact on equal opportunities in terms of access to local services and facilities, particularly for those without access to private transport.</p>	<b>+</b>	<b>-</b>
<b>2. Healthy &amp; Safe Communities</b>	<p>The location of this site in proximity to the existing residential area, with accompanying services, has the potential to reduce health inequalities. There are high voltage power lines running across the site with a mast in close proximity to the eastern boundary of the site.</p> <p>There are also high voltage power lines to the west of the site. As the lines run through the site, they would have the potential to have a negative impact on health. It is unlikely to be viable to move these obstructions given the proposed land use. The location of this site in proximity to the existing residential area, however, would potentially ensure equal access, reduce health inequalities and may promote community cohesion.</p> <p>There would be an opportunity to link this site to existing footpaths, cycle paths and bridleways. However, this site is not well related to any proposed Greenways or the Sustrans route</p>	<b>+</b>	<b>--</b>
<b>3. Housing</b>	<p>The provision of an authorised Gypsy and Traveller site would help meet the need for the provision of accommodation for Gypsies and Travellers.</p> <p>This site is well related to the main settlement of Rayleigh. It is well located to the highway network, ensuring access to key services. It is also well related to the public transport routes running along Rawreth Lane, and would therefore promote sustainable access, particularly for those without access to private transport.</p>	<b>+</b>	
<b>4. Economy &amp; Employment</b>	No significant impact.	<b>0</b>	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT8 – Commentary	Score	
<p><b>5. Accessibility</b></p>	<p>This site has good access to Rawreth Lane and the wider highway network to the west of the District and Rayleigh is accessible to the east along Rawreth Lane.</p> <p>It is situated outside the main settlement of Rayleigh but is in proximity to local services including community, education and sports facilities. There is potential to provide several pitches on the site which are within sustainable access to key services.</p> <p>The location of this site may positively contribute to social inclusion through potentially ensuring good access for all sections of the community to local services and facilities located within the main settlement of Rayleigh. It is situated on a bus route running along Rawreth Lane, which therefore increases the accessibility of these local services and facilities, particularly for those without access to private transport. There is also potential to improve public transport links in the locality.</p> <p>However, the extension of the site to the north away from Rawreth Lane may impact on accessibility for some, particularly for those without access to private transport.</p> <p>The provision of a permanent Gypsy and Traveller site will secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured.</p> <p>The site is reasonably well related, and within walking distance of, public open space to the west and south east.</p>	+	--
<p><b>6. Biodiversity</b></p>	<p>The site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats.</p> <p>There will be no impact on known sites of geological significance.</p> <p>This option is situated on greenfield land.</p> <p>There is potential for new habitat creation, subject to planning conditions.</p>	?	

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT8 – Commentary	Score	
<b>7. Cultural Heritage</b>	<p>This site is situated within Historic Environment Character Zone 37 (Rochford District Historic Environment Characterisation Project). The zone comprises a gently undulating valley slope above the upper Crouch Estuary. Within the zone settlement is now largely confined to small ribbon development along roads, particularly at Rawreth and down towards Battlesbridge. Medieval Moated sites are relatively common across this and neighbouring zones, and part of a pattern of dispersed medieval settlement typical of the region. There is high potential for a wide range of surviving deposits with relatively little modern disturbance. This would need to be taken into consideration if this site were to be allocated. There is a Grade II Listed Building ('Barn approximately 40 metres east of Rawreth Hall, Rawreth') which is situated to the south east of the site to the south of Rawreth Lane, and another Grade II Listed Building to the west ('Tryndehays, Trenders Avenue, Rawreth'). The siting of the Listed Building to the west of the site in particular would</p> <p>need to be considered with any development coming forward in this location.</p>	+	-
<b>8. Landscape &amp; Townscape</b>	<p>The allocation of this site may have an adverse impact on the range and quality of the public realm and open space as the land is currently open fields.</p> <p>The allocation of this site would contribute to the effective management of land in the urban fringe, and allocating the site would enable a more effective management process of the site. However the site is currently allocated as Green Belt, and the impact on this designation would need to be carefully considered.</p> <p>The allocation of this site would not reduce the amount of derelict, degraded and underused land as the site is currently greenfield land which is designated as Green Belt.</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The allocation of this site would have a significant impact on local landscape character and the openness of the Green Belt as the site is situated in a prominent location. Although part of the site has been developed and there is residential development further to the east along the northern side of Rawreth Lane (although it is not designated as such), its allocation would create a small island of allocated land within the Green Belt. If this site were to be allocated as an authorised site, then it is important that a defensible boundary can be maintained. This site is enclosed by Rawreth Lane to the south and, to a certain extent; it follows natural boundaries to the north, east and west. However, the lack of enclosure on three sides of this site and the creation of an isolated allocated area of land in the Green Belt also raises concerns regarding the potential to ensure a robust and defensible Green Belt boundary in the locality if this site were allocated.</p> <p>The townscape character is unlikely to be impacted if this site is allocated as the site is currently open fields and is designated Green Belt. However, part of the site has been developed and there is residential development further to the east along the northern side of Rawreth Lane (although it is not designated as such).</p>	+	-

## Rochford District Council – Allocations Submission Document Sustainability Appraisal

SA Objective	Option ALT8 – Commentary	Score	
<b>9. Climate Change and Energy</b>	<p>There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).</p> <p>The scale of the site is unlikely to contribute to an increased proportion of energy needs being met from renewable sources.</p> <p>The site is not situated within an area at risk of flooding. The scale of the site is unlikely to adapt to and provide for the consequences of climate change.</p>	<b>0</b>	
<b>10. Water</b>	<p>Water conservation would be managed through development management process.</p> <p>There are no foul sewers in the immediate vicinity.</p> <p>A site of this small scale is unlikely to include sustainable flood management measures.</p> <p>The site is not situated within an area at risk of flooding. There are unlikely to be any significant impacts on water. It is acknowledged, however, that there is an area of flood zone 2 and 3 further to the south of the site to the south of Rawreth Lane.</p> <p>A site of this scale is unlikely to include sustainable flood management measures.</p>	<b>+</b>	<b>--</b>
<b>11. Land and Soil</b>	<p>The site is currently allocated as Green Belt. It is greenfield land and would therefore not ensure the re-use of previously developed land.</p> <p>This site is on grade 3 agricultural land (SEA Baseline Information Profile).</p> <p>Greenfield land is not thought to be contaminated.</p> <p>This site is grade 3 and would not lead to a loss of the highest quality agricultural land.</p>	<b>+</b>	<b>-</b>
<b>12. Air Quality</b>	<p>There are unlikely to be any significant impacts on air quality.</p> <p>Rawreth Industrial Estate to the south of Rawreth Lane to the south east of the site is designated an AQMA. There may be some impact on the A1245, and highways access from this site will need to be negotiated carefully. Due to the scale of the site, however, it is unlikely that there will be an impact on significant junctions in the locality.</p>	<b>0</b>	<b>-</b>
<b>13. Sustainable Design and Construction</b>	<p>The lack of constraints on site mean that sustainable design and construction would be viable and could also be incorporated into any development coming forward on this site.</p>	<b>+</b>	

### Appendix 6 – Existing Employment Allocations

An option to continue to allocate land on Wallasea Island for employment use (Option E1) was considered within the Discussion and Consultation Document, which although located in a relatively inaccessible location, was found to perform well against the sustainability objectives in the Updated SA (July 2012). This site has been included within Policy EEL3 of the Allocations Submission Document, and also includes the adjacent Essex Marina, which is allocated in the 2006 Replacement Local Plan. Consequently the assessment would not intrinsically differ from the assessment of Wallasea Island and as such is not repeated here. The detailed assessment of Wallasea Island, however, can be found in Appendix 6 of the Updated SA (July 2012).

The existing employment land allocations around Rochford included within the Discussion and Consultation Document (Option E2-E5) were found to perform strongly against the sustainability objectives in the previous SA, with the exception of E3 which was found to perform well given its proximity to the river Roach. These sites have been included, as existing, within Policy EEL1 of the Allocations Submission Document, and would therefore continue to have positive sustainability implications. The assessments are not repeated here, but detailed assessments for these sites can be found in Appendix 6 of the Updated SA (July 2012).

Two existing employment sites (Option E6 and E7) were set out in the Discussion and Consultation Document to continue to be allocated for employment use. In the previous SA, these sites were found to perform strongly against the sustainability objectives. These sites have been included within Policy EEL2 of the Allocations Submission Document, and would continue to perform strongly against the sustainability objectives. The assessments are not repeated here, but detailed assessments for these sites can be found in Appendix 6 of the Updated SA (July 2012).

In addition another employment land option (Option E8) was considered within the Discussion and Consultation Document around the airport. However, whilst the previous SA found that this site performed strongly against the economy & employment sustainability objective in particular, the location of future employment land to the north of the airport will be determined through the emerging London Southend Airport and Environs Joint Area Action Plan (Policy NEL4 of the Allocations Submission Document). This document is at an advanced stage and will be subject to an independent SA.