



Rochford District Council Local Development Plan

Hockley Area Action Plan

SUSTAINABILITY APPRAISAL/ STRATEGIC ENVIRONMENTAL ASSESSMENT OF PRE- SUBMISSION AAP

November 2012

Rochford District Council Local Development Framework

Hockley Area Action Plan

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for and on behalf of Enfusion Ltd:

<i>date:</i>	November 2012	
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Rochford District Council Local Development Framework Hockley Area Action Plan

SUSTAINABILITY APPRAISAL/STRATEGIC ENVIRONMENTAL ASSESSMENT PRE-SUBMISSION REPORT

CONTENTS

	NON-TECHNICAL SUMMARY	I
1.0	INTRODUCTION	1
	Purpose of The SA and the SA Report	1
	Area Action Plan: DPD Contents and Objectives	1
	Summary Of Compliance with the SEA Directive/Regulations	3
2.0	APPRAISAL METHODS	4
	Scoping the Key Sustainability Issues	4
	Appraising the AAP Options	4
	Summary of SA Method	4
	Uncertainties and Data Gaps	4
	Consultation on the SA	5
3.0	SUSTAINABILITY CONTEXT AND OBJECTIVES	6
	Review of Relevant Plans and Programmes	6
	Description of the Baseline Conditions	7
	Key Sustainability Issues, Problems and Opportunities	9
	The SA Framework	10
4.0	SA OF AAP OPTIONS (ALTERNATIVES)	14
	SA of AAP Options	14
	Reasons for progressing/rejecting options	15
5.0	SA OF AREA ACTION PLAN PRE-SUBMISSION POLICIES	17
	SA of AAP Vision and Objectives	17
	Summary of SA of Pre-Submission Policies	17
6.0	SUMMARY AND CUMULATIVE EFFECTS ANALYSIS	21
	Cumulative Effect of Plan Policies (Intra-plan Effects)	21
	Significant Positive Cumulative Effects of Plan Policies	23
	Significant Negative or Uncertain Cumulative Effects of Plan Policies	23
	Interactions with Other Relevant Plans & Projects (Inter-plan Effects)	24
7.0	IMPLEMENTATION AND MONITORING	26
	Introduction	26
	SA Monitoring Proposals for the AAP	26
8.0	CONCLUSIONS AND NEXT STEPS	30

LIST OF TABLES

Table 3.1: Economic Baseline information	7
Table 3.2: Environmental Baseline information	8
Table 3.3: Social Baseline information	8
Table 3.4: Key Sustainability Issues for Hockley AAP	9
Table 3.5: SA Framework	10
Table 4.1: Summary of Approach to Alternatives Assessment and Selection	16
Intra-plan effects: Cumulative summary of Pre-Submission Policies	
Table 6.2: Significant positive effects of the emerging Hockley AAP	23
Table 6.3: Potentially significant negative effects of the emerging Hockley AAP	24
Table 6.4: Inter-Plan Cumulative Effects	24
Table 7.1: Potential Indicators	26

APPENDICES**(Available separately)**

I	Statement on Compliance with the SEA Directive and Regulations
II	Summary of Responses to Consultation
III	New/ Updated Plans and Programmes
IV	SA of AAP Options
V	SA of AAP Vision and Objectives
VI	SA of Pre-Submission Policies

NON-TECHNICAL SUMMARY

INTRODUCTION

- 0.1 This is the summary of the Sustainability Appraisal Report for Rochford District Council's Hockley Area Action Plan (AAP) Development Planning Document (DPD): Pre-submission Document. It describes how the Sustainability Appraisal (SA) process was used to assist in the preparation of the Area Action Plan, as required by planning legislation and Government guidance.

SUSTAINABILITY APPRAISAL & STRATEGIC ENVIRONMENTAL ASSESSMENT

- 0.2 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Development Documents (LDDs). This requirement is set out in Section 39 (2) of the Planning and Compulsory Purchase Act, 2004 and the National Planning Policy Framework. Sustainability Appraisal incorporates the requirements of Strategic Environmental Assessment¹² (SEA), a requirement of European and UK Legislation. Government guidance advises a number of stages of SA work that need to be carried out as a Local Development Document is being prepared:

- Stage A: Setting Context & Scope
- Stage B: Developing Options & Assessing Effects
- Stage C: Preparing the SA Report
- Stage D: Consulting on the Plan & the SA
- Stage E: Monitoring Implementation of the Plan

- 0.3 The SA/SEA of the Hockley Area Action Plan has been prepared in accordance with these requirements for SA/SEA.

THE LOCAL DEVELOPMENT PLAN AND HOCKLEY AAP

- 0.4 The Council is in the process of preparing its Local Development Plan (LDP) (previously known as the Local Development Framework), which will set out how the District will develop in the future. The LDP will gradually replace the Rochford District Replacement Local Plan which was adopted in 2006. The Rochford Local Development Plan comprises the following Local Development Documents:

- Core Strategy DPD (also known as the Local Plan)
- Development Management DPD
- Site Allocations DPD
- Area Action Plans (DPDs) for Rochford Town Centre, Hockley Town Centre, Rayleigh Town Centre and London Southend Airport (with Southend-on-Sea Borough Council).

¹ EU Directive 2001/42/EC

² Environmental Assessment of Plans and Programmes Regulations 2004

- 0.5 The Hockley Area Action Plan (AAP) creates the framework for development sites and planning policies in Hockley. It will act as the focal point for the coordination of other public policies and programmes and will guide public and private investment in the area. The AAP sets out a vision for how growth and change can be managed within Hockley and how regeneration of the area might be stimulated through this development.

THE CHARACTER OF HOCKLEY

- 0.6 Hockley is a small town located in Rochford District; approximately 5 miles north-west of Southend-on-Sea, between the larger centres of Rochford, to the south-east and Rayleigh to the south west. The town does not have the same level of retail and services facilities as Rayleigh or Rochford and has been classified as a 'minor local centre'.
- 0.7 Hockley has a centrally-located train station, which is on the Liverpool Street line-providing easy access to London. The linear town centre stretches from the railway station to the junction of Spa Road and Southend / Main Roads. Community facilities, including the library, surgery and old fire station are located in the southern part of the AAP area. The town centre is relatively compact and well-connected to surrounding residential areas.

SA SCOPING & ISSUES FOR SUSTAINABILITY

- 0.8 A SA scoping process was undertaken to help ensure that the SA covers the key sustainability issues that are relevant to Hockley. This included the development of an SA Framework of objectives to comprise the basis for appraisal. An SA Scoping Report was prepared to summarise the findings of the scoping process and was sent to statutory consultees for consultation in July 2012. As part of the scoping process plans and programmes were reviewed and information was collated relating to the current and predicted social, environmental and economic characteristics of Hockley.
- 0.9 From these studies, the key sustainability issues and opportunities for the AAP and the SA were identified, as follows:

Key Sustainability Issues for Hockley AAP
<ul style="list-style-type: none"> ▪ The provision of quality and affordable housing to meet housing needs in Hockley.
<ul style="list-style-type: none"> ▪ Improving connectivity between the town centre and train station.
<ul style="list-style-type: none"> ▪ Taking account of environmental and physical constraints when accommodating new development.
<ul style="list-style-type: none"> ▪ Opportunity to improve the public realm by providing a more defined centre as well as through enhanced pedestrian crossing facilities and green landscaping.
<ul style="list-style-type: none"> ▪ The protection of Hockley's biodiversity (Hockley Woods SSSI & LNR), heritage, landscape and character.
<ul style="list-style-type: none"> ▪ High levels of car ownership and travelling to work using a private vehicle.
<ul style="list-style-type: none"> ▪ High levels of out-commuting and difficulties in competing with economies in surrounding areas.
<ul style="list-style-type: none"> ▪ Opportunity to improve retail and stimulate the local economy,

whilst recognising difficulties in competing with the retail pull of Southend, Basildon and Chelmsford.
<ul style="list-style-type: none"> Climate change is a significant issue facing all communities and the AAP will need to consider issues around energy efficiency, renewables and reducing greenhouse gas emissions.

SA FRAMEWORK

0.10 An SA Framework was compiled and included SA Objectives that aim to resolve the issues and problems identified; these are used to test the draft plan as it is being prepared. The SA Framework for Hockley AAP is based on that developed for the Rochford Core Strategy. A list of the SA objective headings follows:

SA Objective headings	
1. Balanced Communities	8. Landscape & Townscape
2. Healthy & Safe Communities	9. Climate Change & Energy
3. Housing	10. Water
4. Economy & Employment	11. Land & Soil
5. Accessibility	12. Air Quality
6. Biodiversity	13. Sustainable Design & Construction
7. Cultural Heritage	

SA OF THE HOCKLEY AAP

0.11 Each stage of the preparation of the AAP was appraised using the SA Objectives. Where significant negative effects, including environmental effects, were predicted, the SA sought where possible to identify means of offsetting these effects. Where it was considered that there were opportunities to enhance the sustainability of the proposals, recommendations were made. The appraisal recognised 6 categories of predicted effects, as illustrated in the following key.

Categories of sustainability effects	
Colour	Impact
++	Major Positive
+	Positive
0	No Impact
?	Uncertain
-	Negative
--	Major Negative

CONSIDERATION AND APPRAISAL OF ALTERNATIVES

- 0.12 The SA of the options (alternatives) was undertaken in July 2012. The purpose and key objectives of the AAP have been set at a higher level; therefore it was considered that the alternatives available to the plan-maker in preparing the AAP were limited to the level and type of intervention/development that should be accommodated in the Town Centre. Three spatial options were considered:
- Spatial Option 1: A low level of intervention
 - Spatial Option 2: A medium level of intervention, with increased housing, retail and office provision
 - Spatial Options 3: A high level of intervention, similar to Option 2, but with a higher level again of housing and office provision.
- 0.13 A further 3 options were considered around more detailed transport interventions; looking at Spa roundabout, on-street parking provision and drop-off provision at Hockley Railway station.
- 0.14 For social and economic reasons, the SA found that spatial options 2 and 3 would have the most sustainability benefits, but it also recognised that these 2 options were more likely to cause increased disruption (noise and congestion) and air pollution during the construction phase of development. The SA includes recommendations to mitigate any adverse impacts and also considered the various transport options in more detail. Alongside consultation responses, the Council considered the SA findings in its decision making and subsequently chose an amalgamation of spatial options 2 and 3.

APPRAISAL OF THE AAP VISION AND POLICIES

- 0.15 A compatibility analysis of the Pre-Submission AAP Vision and Objectives was carried out using the SA framework in October 2012. Overall the vision and objectives were found to be compatible with the majority of SA objectives.
- 0.16 The Pre-Submission policies were subject to detailed SA in October 2012. On the whole, the findings of the SA suggest that the emerging AAP policies will make significant contributions to the progression of SA objectives. Throughout the development of the AAP and the Sustainability Appraisal process, data gaps and uncertainties were uncovered and these have been acknowledged in the appraisal matrices, where applicable.

SIGNIFICANT EFFECTS IDENTIFIED

- 0.17 The majority of policies were found to have significant positive sustainability benefits. The following table summarises the key positive effects identified:

Significant positive effects of the emerging Hockley AAP	
Key relevant SA Objective:	Positive effects identified:
1.Balanced communities & 2.Healthy and Safe Communities	The AAP will have positive effects on communities through providing a mix of uses in the town centre, including housing, retail, leisure facilities and new public spaces. New areas for recreation and encouraging walking and cycling through enhanced networks and public realm will have positive benefits for health.
3.Housing	Positive effects for housing, including new affordable housing, through provision of housing as part of the Eldon Way Opportunity Site redevelopment.
4.Economy & Employment	A significant positive effect on the local economy is likely through enhanced opportunities for retail, leisure and offices. Increase housing will have positive indirect effects through increasing the use of local service and shops. New employment will be created in the short-term (construction) and longer term.
5. Accessibility	Significant cumulative effects for accessibility are likely through a range of improvements to the public realm, bus services, access to the train station and increased accessibility for pedestrians and cyclists.
6.Landscape and Townscape	The overall effect on the local townscape will be positive due to increased public realm works and landscaping proposed in the plan.
9. Climate Change and Energy	The focus on improving local accessibility and access to public transport throughout the plan, combined with a focus on mixed-use development is likely to help mitigate greenhouse gas emissions caused by car travel.

- 0.18 Alongside the many positive effects of the plan, potential negative sustainability effects were also identified, although the effect is uncertain at this stage of the assessment and it is considered likely that these effects can be mitigated at a more detailed planning stage. These are summarised below:

Potentially significant effects of the emerging Hockley AAP	
Key relevant SA Objective:	Negative Effects identified:
7. Cultural Heritage	Some potential for negative effects on cultural heritage was identified, with potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site. Adverse effects can be mitigated through

	sensitive design and development.
12. Air quality	Potential localised air quality pollution is possible during the construction stage of development, however this can be mitigated through development controls. The plan has sought to minimise congestion and air and noise pollution through having a strong focus on public transport, walking and cycling, however there remains some uncertainty about future air quality, and ongoing monitoring should be undertaken.

MITIGATION, ENHANCEMENT AND MONITORING

- 0.19 An important role of the SA process is to provide recommendations for the mitigation of negative effects and enhancement of the positive effects identified in the appraisal process. In preparing the AAP, Rochford District Council has already sought to address many of the sustainability problems in Hockley, and consequently the majority of the SA findings were positive. A small number of recommendations have been made and these will be considered by the Council in finalising the plan.
- 0.20 Local planning authorities are required to produce Annual Monitoring Reports to monitor the progress of the Local Development Plan. There is also a requirement to monitor the predictions made in the SA. Rochford District Council prepares an Annual Monitoring report each year, and in preparing the report, considers any recommendations made through the SA process. The indicators and targets suggested for the SA monitoring of the Core Strategy are considered appropriate for the monitoring of the Hockley AAP, with additional specific suggestions made during the preparation of the Hockley AAP. This SA has also made further suggestions, which are detailed in the main SA report.

CONCLUSIONS AND NEXT STEPS

- 0.21 The SA of the Hockley Area Action Plan has appraised the effects of individual policies, as well as the overall effect of the plan, including cumulative and incremental effects. It has also considered and appraised reasonable alternatives to the plan itself; and this information has been made available to the Council to help in the selection of the preferred plan. Overall the SA has found that the AAP will help to resolve a number of key sustainability issues in Hockley Town Centre and will also play a role in improving sustainability in the wider Rochford District. Significant positive effects were identified for communities, the economy and employment, meeting housing needs, accessibility, landscape/townscape, and climate change. Possible adverse effects were identified for cultural heritage, water resources and air and noise pollution but these can be mitigated and managed through further detailed planning, development management policies and monitoring.
- 0.22 The Council has considered the recommendations made throughout the Sustainability Appraisal process, and amended the plan where appropriate.

This has contributed to further enhancing the positive sustainability effects of the AAP.

- 0.23 This SA Report will accompany the AAP on pre-submission consultation for 6 weeks, during which time interested parties are invited to make representations on the AAP or the SA. The SA will form part of the evidence base during the Examination of the AAP and if any further significant changes are made to the plan the SA Report will be updated accordingly. A finalised report will accompany the adopted DPD when it is published.

1.0 INTRODUCTION

PURPOSE OF THE SA AND THE SA REPORT

- 1.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Development Documents (LDDs). This requirement is set out in Section 39 (2) of the Planning and Compulsory Purchase Act, 2004 and the National Planning Policy Framework. Local Development Documents must also be subject to Strategic Environmental Assessment³⁴ (SEA) and Government advises⁵ that an integrated approach is adopted so that the SA process incorporates the SEA requirements.
- 1.2 This SA Report documents the Sustainability Appraisal/Strategic Environmental Assessment processes for Rochford District Council's Hockley Area Action Plan (AAP) Development Planning Document (DPD): Pre-submission Document. The Sustainability Appraisal Framework discussed in Section 3 of this SA Report indicates the relationship between the SA and the SEA; compliance with the SEA Regulations is signposted below in this section and detailed in Appendix I. This SA Report is being published for consultation with the Hockley AAP Pre-submission Document in accordance with SEA Regulations and SA Guidance.

AREA ACTION PLAN: DPD CONTENTS & OBJECTIVES

Local Development Plan

- 1.3 The Council is in the process of preparing the Local Development Plan (LDP) (previously known as the Local Development Framework), which will set out how the District will develop in the future. The LDP will gradually replace the Rochford District Replacement Local Plan which was adopted in 2006. The Rochford LDP comprises the following Local Development Documents:
- Core Strategy DPD (also known as the Local Plan)
 - Development Management DPD
 - Site Allocations DPD
 - Area Action Plans (DPDs) for Rochford Town Centre, Hockley Town Centre, Rayleigh Town Centre and London Southend Airport (with Southend-on-Sea Borough Council).

Core Strategy

- 1.4 The Core Strategy is the overarching strategic document of the Rochford District Council Local Development Plan, and sets out the key elements of the planning framework for the District; it is the spatial expression of the Sustainable Community Strategy. The Core Strategy was adopted in December 2011 and contains a policy relating to the development of Hockley Town Centre, which is reproduced below:

³ EU Directive 2001/42/EC

⁴ Environmental Assessment of Plans and Programmes Regulations 2004

⁵ Planning Advisory Service (2009) CLG Planning Manual: Sustainability Appraisal

Policy RTC6 - Hockley Town Centre

The Council will produce an Area Action Plan for Hockley town centre which delivers the following:

- A safe and high quality environment for residents
- Enhanced retail offer for Hockley
- Redevelopment of Eldon Way/Foundry for a variety of uses more appropriate for a town centre location, including residential, commercial, employment and leisure
- A public space within a defined centre
- Improved connectivity between retail focus and train station
- Redevelopment of industrial uses for retail, leisure and residential development
- Green landscaping along Main Road, Spa road and Southend Road to enhance the visual amenity

The Council will work with landowners and its partners to deliver the Area Action Plan.

Hockley Area Action Plan

- 1.5 The Hockley Area Action Plan (AAP) creates the framework for development sites and planning policies in Hockley. It will act as the focal point for the coordination of other public policies and programmes and will guide public and private investment in the area. The AAP sets out a vision for how growth and change can be managed within Hockley and how regeneration of the area might be stimulated through this development.
- 1.6 The AAP sets a vision for the settlement's future based on an understanding of the unique context that drives change and development in Hockley. It translates this vision into implementation objectives, policies and guidance that will act as a robust framework for delivery.

Vision

By 2026, Hockley will have a centre that is defined by the high quality of its public realm and the opportunities on offer for local people to access homes, shops, jobs, leisure and other services without having to travel far afield. These changes will be delivered in a manner that makes the most of land that has been previously developed, and all new development will respect and enhance the existing suburban, low-density character of the settlement.

- 1.7 The four key objectives that support this vision are set out below:
- 1) Provide greater shopping choice for local people.
 - 2) Identify and deliver environmental improvements.
 - 3) Recycle previously developed land for housing.
 - 4) Protect local employment.

SUMMARY OF COMPLIANCE WITH THE SEA DIRECTIVE & REGULATIONS

- 1.8 The SEA Regulations set out certain requirements for reporting the SEA process, and specify that if an integrated appraisal is undertaken (i.e. SEA is subsumed within the SA process, as for the SA of the Hockley AAP), then the sections of the SA Report that meet the requirements set out for reporting the SEA process must be clearly signposted. The requirements for reporting the SEA process are set out in Appendix I.

2.0 APPRAISAL METHODS

SCOPING THE KEY SUSTAINABILITY ISSUES

- 2.1 Enfusion Ltd was commissioned in July 2012 by Rochford District Council to progress the SA work. A SA scoping process was undertaken in July 2012 to help ensure that the SA covers the key sustainability issues that are relevant to Hockley. This included the development of an SA Framework of objectives (presented at the end of Section 3 of this SA Report) to comprise the basis for appraisal. An SA Scoping Report was prepared to summarise the findings of the Scoping process. This was sent to statutory consultees for consultation in July 2012. Responses to this scoping consultation, and how they were taken into account, are reported in this SA Report.

APPRAISING THE AREA ACTION PLAN OPTIONS

- 2.2 A number of options for future change in Hockley were initially identified through an Issues and Options Document published for consultation in Jan 2009. As a result of responses to the consultation an additional Options Report was produced for Hockley AAP in 2010, which built on the existing evidence base but essentially started the development of AAP Options from the beginning. The options identified in this Report (Hockley AAP Options Report Nov 2010) were assessed against the full SA Framework of objectives with regard to the short, medium and long term effects of the options on the SA objectives. The findings helped to inform the development of the Pre-Submission AAP and were presented in an SA Options Report in August 2012. The detailed SA of options is provided at Appendix IV with a summary of findings provided in Section 4.

SUMMARY OF SA METHOD

- 2.3 The method used for this Sustainability Appraisal of the Hockley AAP Pre-Submission DPD comprises the following elements:
- Identifying relevant baseline information and other plans or programmes that influence the AAP policies.
 - Using the Sustainability Appraisal Framework with professional expertise and drawing upon selected information in the Review of Plans and Programmes, and the Baseline Information.
 - Commenting on the areas where each element or policy of the AAP has specific potential impacts - highlighting where possible, positive/negative effects, short/long term effects, indirect/direct effects, cumulative effects, and the reversibility, scale and likelihood of effects with recommendations for proposed mitigation or enhancement where identified.

UNCERTAINTIES AND DATA GAPS

- 2.4 Throughout the development of the AAP and the Sustainability Appraisal process, data gaps and uncertainties were uncovered. It is not always possible to accurately predict sustainability effects when considering plans at

this scale. Impacts on cultural heritage, for example, will depend on more detailed information and studies at a site-level. It is also difficult to predict air quality effects and future traffic levels based on interventions. These uncertainties have been acknowledged in the appraisal matrices, where applicable.

CONSULTATION ON THE SA

- 2.5 The key sustainability issues were identified through the SA scoping process and described in the SA Scoping Report that was placed on consultation with statutory consultees in July 2012. The responses were used to inform the development of the SA Framework.
- 2.6 The findings of the SA Options Report (August 2012) were presented as part of a further consultation exercise for the AAP. This took the form of a public exhibition held between the 14th and the 28th August 2012.
- 2.7 This SA Report is being published alongside the Hockley AAP Pre-Submission DPD. It will be published on the Council's website <http://www.rochford.gov.uk/> and sent to statutory consultees and other relevant stakeholders for consideration and comment.

3.0 SUSTAINABILITY CONTEXT AND OBJECTIVES

REVIEW OF RELEVANT PLANS AND PROGRAMMES

- 3.1 In order to establish a clear scope for the SA of the AAP it is necessary (and a requirement of SEA) to review and develop an understanding of the wider range of “policies, plans, programmes and sustainability objectives”⁶ that are relevant to the Plan. This includes International, European, National, Regional and local level policies, plans and strategies. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives (hereafter referred to as ‘relevant plans’) promotes systematic identification of the ways in which the Plan could help fulfill them.
- 3.2 A detailed plans and programmes review was undertaken for the SA Report (September 2009) of the Rochford District Core Strategy Submission Document. The full information is available to view on the Council's website⁷. To account for changes since the SA Report in September 2009, a list of new or updated key plans and programmes was provided in Appendix 1 of the SA Scoping Report (July 2012). This list of new or updated key plans and programmes is available in Appendix III to this Report.
- 3.3 Of most relevance is the adopted Rochford District Core Strategy DPD, which sets out the vision, new development and infrastructure requirements for Hockley. It includes Policy RTC 6 (Hockley Town Centre) which sets out the requirement for an Area Action Plan for Hockley.
- 3.4 The list of new or updated plans and programmes also includes any local plans that may be of relevance to Hockley. This includes the Hockley Parish Plan, which was developed in 2007. The Plan emphasises the importance of the countryside in and around Hockley, especially the woods with a desire for more trees, seats and cycle trails. It also promotes the greening of Hockley's centre, with more planting of flowers, trees and shrubs and enhancement of the public realm, with shop front improvements and additional seating and lighting and less litter and graffiti.
- 3.5 The Parish Plan also emphasises the importance of remaining a distinct community with clear boundaries, avoiding the coalescence of Hockley with neighbouring urban areas by focussing development on existing occupied residential or industrial property. The Plan considers youth centres, shops and restaurants to be the most appropriate types of development for Hockley. The Plan identifies traffic as an issue and supports enforcement of rules on parking and deliveries as well the development of roundabouts and changes to the types and locations of crossings.

⁶ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* ODPM, November 2005

⁷http://www.rochford.gov.uk/planning/policy/local_development_framework/core_strategy_submitted

DESCRIPTION OF THE BASELINE CONDITIONS

- 3.6 The SEA Directive requires the collation of baseline information to provide an evidence base for environmental problems, the prediction of effects, and monitoring; to help in the development of SEA objectives. This task was undertaken for the original LDF Core Strategy Draft SA Scoping report (2005), and is updated on an annual basis for RDC by Essex County Council. The latest version of the baseline (2010) will be available on the Council website in due course. The information in the baseline encompasses the environmental and socio-economic characteristics of Rochford District, providing a general context for the SA of the AAPs.
- 3.7 The characteristics and key baseline information for Hockley were set out in the SA Scoping Report published in July 2012. Further studies relating to the AAP area may be undertaken to support the plan-making processes. If further studies become available, they will be used to inform the SA.
- 3.8 The key relevant features of the AAP area have been summarised below:
- Hockley is a small town located in Rochford District; approximately 5 miles north-west of Southend-on-Sea, between the larger centres of Rochford, to the south-east and Rayleigh to the south west. The town does not have the same level of retail and services facilities as Rayleigh or Rochford and has been classified as a 'minor local centre'.
 - Hockley has a centrally-located train station, which is on the Liverpool Street line-providing easy access to London. The linear town centre stretches from the railway station to the junction of Spa Road and Southend / Main Roads. Community facilities, including the library, surgery and old fire station are located in the southern part of the AAP area. The town centre is relatively compact and well-connected to surrounding residential areas.

Table 3.1: Economic Baseline information (SEA Topics Material Assets, Population and Human Health)

- Hockley is classified as a 'Minor Local' centre with a total shopping frontage area length of 459.5m.
- Hockley is the smallest town centre in the District and there is less retention of spending within the Hockley area than Rayleigh or Rochford.
- Hockley has a slightly higher percentage of people who are retired (18.3%) compared to the County (14.6%).
- 63.7% of people in Hockley between the ages of 16 to 74 are classed as employed, with 32% economically inactive and 1.9% unemployed.
- Approximately 50% of people in Hockley between the ages of 16

and 74 work in the service industry with 15% working in the extractive and manufacturing industry.

- The core retail area in Hockley is along Spa Road and the junction with Main Road and Southend Road, which includes a number of commercial activities and community uses.
- There is an employment/ industrial area to the north of Spa Road, where the largest retail units are found and mainly comprise of convenience goods.
- Development in the town centre is a mix of scales, with many single storey units along Spa Road and an ill-defined building line, which undermines the quality of public space.

Table 3.2: Environmental Baseline information (SEA topics: Biodiversity, Soil, Water, Air, Climatic Factors, Cultural Heritage, Landscape)

- Hockley Woods is designated as a SSSI and Local Nature Reserve. The site is of national importance as an ancient woodland and predominantly owned by the District Council. The site is assessed as being in an unfavourable recovering condition.
- Hockley town centre is linear, running along Spa Road to the junction with Southend / Main Roads. These are primary traffic routes and have relatively high volumes of traffic along them.
- Available information indicates that there are no air quality issues; however, the Hockley Parish Plan identifies traffic as an issue within the area.
- There are five listed buildings within the boundary of the AAP, which includes the Grade II listed Hockley Spa Rooms on Spa Road.

Table 3.3: Social Baseline information (SEA topics: Population & Human Health).

- The population of Hockley (Parish) was estimated to be 8909 in 2001.
- The majority of the population (> 50%) are between the ages of 20-44 and 45-64 with the average age (41.9) slightly higher than the national average.
- There is less ethnic diversity in Hockley compared to England as a whole, with 98.6% of the population classed as 'White'.
- 71% of the population in Hockley is considered to be in 'good health' with 15.2% of the population having a limiting long-term illness.

- The majority of housing in Hockley (approx 90%) is owner occupied, which is higher than the County (75%) and National (68%) average.
- Just over 16% of the people in Hockley travel to work using public transport compared to 38% who travel by private vehicle.
- For people in employment between the ages 16 to 74, the average distance travelled to a fixed place of work is 22.76 km.
- There is a mass of street furniture and other clutter which has effects on the quality of the public realm. This is a particular problem at the junction of Spa Road and Main Road, but also continues along Spa Road having an impact on the enjoyment of the town centre.
- Walking around the town centre isn't an issue given its size; however, better definition of the public realm and enhanced pedestrian crossing facilities may assist local movement.
- The employment area to the north of Spa Road is accessed via one main route which is used by both pedestrians and vehicles. Improving the quality of this and providing additional routes might encourage greater movement and enhanced connectivity.
- There is a train station located in the north of the Plan area providing connection between Southend and London Liverpool Street, which supports commuting from the centre into London.

KEY SUSTAINABILITY ISSUES, PROBLEMS AND OPPORTUNITIES

- 3.9 It is important to distil the key sustainability issues, problems and objectives relevant to the District from the collated information and consideration of the particular character of the area. These issues are considered to be priorities for consideration through the Sustainability Appraisal, and the SA Framework of sustainability objectives (detailed in Section 3) seeks to attend to them.
- 3.10 The following key sustainability issues are considered to be priorities for sustainability, arising from the particular characteristics, pressures and opportunities currently affecting Hockley.

Table 3.4: Key Sustainability Issues for Hockley AAP	
▪	The provision of quality and affordable housing to meet housing needs in Hockley.
▪	Improving connectivity between the town centre and train station.
▪	Taking account of environmental and physical constraints when accommodating new development.
▪	Opportunity to improve the public realm by providing a more defined centre as well as through enhanced pedestrian

crossing facilities and green landscaping.
<ul style="list-style-type: none"> ▪ The protection of Hockley's biodiversity (Hockley Woods SSSI & LNR), heritage, landscape and character.
<ul style="list-style-type: none"> ▪ High levels of car ownership and travelling to work using a private vehicle.
<ul style="list-style-type: none"> ▪ High levels of out-commuting and difficulties in competing with economies in surrounding areas.
<ul style="list-style-type: none"> ▪ Opportunity to improve retail and stimulate the local economy, whilst recognising difficulties in competing with the retail pull of Southend, Basildon and Chelmsford.
<ul style="list-style-type: none"> ▪ Climate change is a significant issue facing all communities and the AAP will need to consider issues around energy efficiency, renewables and reducing greenhouse gas emissions.

THE SA FRAMEWORK

3.11 The proposed SA Framework provides the basis by which the sustainability effects of emerging AAP will be described, analysed and compared. It includes a number of sustainability objectives, elaborated by 'decision-aiding questions'. The SA Framework developed for the Rochford Core Strategy is considered to be suitable for the appraisal of the Hockley AAP, however a number of amendments have been made to ensure the 'decision-aiding questions' address the specific concerns facing Hockley. The final SA Framework is provided in Table 3.25 below and has been informed by statutory consultee responses to the SA Scoping Report.

Table 3.5: SA Framework	
SA Objective	Decision-Aiding Question Will it (the Policy)...?
Balanced Communities (SEA Topics: Population & Human Health)	
1. To ensure the delivery of high quality sustainable communities where people want to live and work	<ul style="list-style-type: none"> ▪ Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs? ▪ Will it ensure the regeneration and enhancement of existing rural and urban communities? ▪ Will it ensure equal opportunities and that all sections of the community are catered for? ▪ Will it meet the needs of an ageing population in Hockley? ▪ Will the policies and options proposed seek to enhance the qualifications and skills of the local community? ▪ Will income and quality-of-life disparities be reduced?
Healthy & Safe Communities (SEA Topics: Population & Human Health)	
2. Create healthy and safe environments where crime and	<ul style="list-style-type: none"> ▪ Will it ensure the delivery of high quality, safe and inclusive design? ▪ Will it improve health and reduce health inequalities

Table 3.5: SA Framework	
SA Objective	Decision-Aiding Question Will it (the Policy)...?
disorder or fear of crime does not undermine the quality of life or community cohesion	<p>in Hockley?</p> <ul style="list-style-type: none"> ▪ Will it promote informal recreation and encourage healthy, active lifestyles? ▪ Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced? ▪ Will it minimise noise pollution? ▪ Will it minimise light pollution?
Housing (SEA Topics: Population & Human Health)	
3. To provide everybody with the opportunity to live in a decent home	<ul style="list-style-type: none"> ▪ Will it increase the range and affordability of housing for all social groups in Hockley? ▪ Will a mix of housing types and tenures be promoted? ▪ Will it reduce the number of unfit homes? ▪ Does it promote high quality design? ▪ Is there sustainable access to key services in Hockley? ▪ Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?
Economy & Employment (SEA Topics: Population & Human Health, material assets)	
4. To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	<ul style="list-style-type: none"> ▪ Does it promote and enhance existing centres by focusing development in such centres? ▪ Will it improve business development in Hockley? ▪ Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community? ▪ Does it promote mixed use and high density development in urban centres? ▪ Does it promote a wide variety of jobs across all sectors? ▪ Does it secure more opportunities for residents to work in the District? ▪ Will it aid the realisation of London Southend Airport's economic potential?
Accessibility (SEA Topics: Material Assets, Population & Human Health)	
5. To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	<ul style="list-style-type: none"> ▪ Will it increase the availability of sustainable transport modes in Hockley? ▪ Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling? ▪ Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services? ▪ Will it reduce the need to travel? ▪ Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations? ▪ Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?

Table 3.5: SA Framework	
SA Objective	Decision-Aiding Question Will it (the Policy)...?
	<ul style="list-style-type: none"> ▪ Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced? ▪ Does it enable access to green infrastructure and the wider natural environment to all sections of the community?
Biodiversity (SEA Topics: Biodiversity)	
6. To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	<ul style="list-style-type: none"> ▪ Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes? ▪ Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species? ▪ Will it maintain and enhance sites designated for their nature conservation interest? ▪ Will it conserve and enhance sites of geological significance? ▪ Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic? ▪ Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?
Cultural Heritage (SEA Topics: Cultural heritage)	
7. To maintain and enhance the cultural heritage and assets of the District	<ul style="list-style-type: none"> ▪ Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas? ▪ Will it support locally-based cultural resources and activities?
Landscape & Townscape (SEA Topics: Landscape)	
8. To maintain and enhance the quality of landscapes and townscapes	<ul style="list-style-type: none"> ▪ Does it seek to enhance the range and quality of the public realm and open spaces? ▪ Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe? ▪ Will it reduce the amount of derelict, degraded and underused land? ▪ Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area? ▪ Will it preserve and/or enhance townscape character and value?
Climate Change & Energy (SEA Topics: Climatic Factors)	
9. To reduce contributions to climate change	<ul style="list-style-type: none"> ▪ Will it reduce emissions of greenhouse gases by reducing energy consumption? ▪ Will it lead to an increased proportion of energy needs being met from renewable sources in Hockley? ▪ Does it adapt to and provide for the consequences

Table 3.5: SA Framework	
SA Objective	Decision-Aiding Question Will it (the Policy)...?
	of climate change in a largely low-lying area?
Water (SEA Topics: <i>Water</i>)	
10. To improve water quality and reduce the risk of flooding	<ul style="list-style-type: none"> ▪ Will it improve the quality of inland water? ▪ Will it improve the quality of coastal waters? ▪ Will it provide for an efficient water conservation and supply regime in Hockley? ▪ Will it provide for effective wastewater treatment? ▪ Will it require the provision of sustainable drainage systems in new development? ▪ Will it reduce the risk of flooding? ▪ Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?
Land & Soil (SEA Topics: <i>Biodiversity</i>)	
11. To maintain and improve the quality of the District's land and soil	<ul style="list-style-type: none"> ▪ Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District? ▪ Will higher-density development be promoted where appropriate? ▪ Will soil quality be preserved? ▪ Will it promote the remediation of contaminated land in Hockley? ▪ Will the best and most versatile agricultural land be protected?
Air Quality (SEA Topics: <i>Air</i>)	
12. To improve air quality	<ul style="list-style-type: none"> ▪ Will air quality be improved through reduced emissions (eg. through reducing car travel)? ▪ Will it direct transport movements away from AQMAS and/or potentially significant junctions?
Sustainable Design & Construction (SEA Topics: <i>Climatic factors, Population & Human Health</i>)	
13. To promote sustainable design and construction	<ul style="list-style-type: none"> ▪ Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses? ▪ Will climate proofing design measures be incorporated? ▪ Will the local character/vernacular be preserved and enhanced through development? ▪ Will it require the re-use and recycling of construction materials? ▪ Will it encourage locally-sourced materials? ▪ Will it require best-practice sustainable construction methods, for example in energy and water efficiency?

4.0 SA OF AREA ACTION PLAN OPTIONS (ALTERNATIVES)

SA OF AREA ACTION PLAN OPTIONS

- 4.1 The SA of the options (alternatives) was undertaken in July 2012 using the SA Framework, with the predicted effects recorded in a matrix (Appendix IV) and detailed commentary and justification provided where necessary. The purpose and key objectives of the AAP have been set at a higher level; therefore it is considered that the alternatives available to the plan-maker in preparing the AAP were limited to the level and type of intervention/development that should be accommodated in the Town Centre. A do-nothing approach is not considered appropriate in this instance as it would not be in accordance with Policy RTC6 - Hockley Town Centre from the Adopted Core Strategy, which requires a certain level of intervention in Hockley to achieve regeneration objectives.
- 4.2 As such, three spatial options were considered:
- Spatial Option 1: A low level of intervention
 - Spatial Option 2: A medium level of intervention, with increased housing, retail and office provision
 - Spatial Options 3: A high level of intervention, similar to Option 2, but with a higher level again of housing and office provision.
- 4.3 A further 3 options were considered around more detailed transport interventions:
- Options to address congestion at Spa roundabout
 - Improving on-street parking provision
 - Improving Drop-off provision at the station
- 4.4 The detailed Sustainability Appraisal undertaken of the AAP options is provided at Appendix IV. Each of the spatial and transport options was considered against the SA Framework. The three spatial options (low, medium or high intervention) are compared against each other. With the transport options, the 2 options to address congestion at Spa roundabout are also compared. The remaining 2 transport options are considered against the SA baseline.

Spatial Options

- 4.5 The SA found that both the medium intervention option, (Option 2 including Option 2a) and the high intervention option, (Option 3 including Option 3a) will have the strongest positive effects for communities and the economy through providing for a higher level of intervention and therefore regeneration of the Town Centre. Both Options 2 and 3 will also provide for a more significant volume of new housing (and in particular Option 3) therefore choosing either of these options would help to meet housing need in Hockley.

- 4.6 All options are likely to have positive benefits for health, accessibility and landscape and health, due to the strong focus on movement and public realm, traffic and parking. The improvements to streetscapes, access to the station and new walkways will all help to improve accessibility and provide alternatives to car travel.
- 4.7 Whilst Options 2 and 3 are preferred from a regeneration and economic perspective, both (and particularly Option 3) are more likely to have an adverse effect through increased disruption (noise and congestion) and air pollution during the construction phase of development. If either of these 2 options are selected, then it is recommended that the AAP include consideration of phasing and other mitigation issues (traffic and construction management plans) and consultation with the local community and business owners to minimise the effects of new development.

Transport Options

- 4.8 **Options to address congestion at Spa roundabout:** Option 2 (Provide a shared surface at the roundabout) performs better in the SA than Option 1 (Increase capacity at the roundabout), as it will calm the traffic travelling through the centre, creating an environment more conducive to pedestrian activity and better access to businesses. Shared surfaces can also contribute more to positive effects on quality design and enhanced townscapes. Option 2 is likely to deliver more benefits to Hockley itself, however Option 1 may have more positive benefits for non-local traffic. Further traffic modeling will be required to accurately predict the effects of both options on local and non-local traffic in terms of traffic flows and congestion.
- 4.9 **Improving on-street parking provision:** The provision of new on-street parking does not support the majority of SA objectives; however it is particularly positive for the economy and employment and for balanced communities. The effects on the other SA objectives can be minimised by ensuring good design, appropriate landscaping and concurrent investment in pedestrian and cycling facilities.
- 4.10 **Improving Drop-off provision at the station:** The proposed improvements at the station are likely to have positive effect on accessibility and climate change through encouraging more people to travel by train. The aesthetic improvements are also likely to be positive for the SA objectives relating to landscape and townscape and sustainable design.

REASONS FOR PROGRESSING/ REJECTING OPTIONS

- 4.11 Table 4.1 below summarises the options/alternatives considered for the AAP, with an outline of the reasons for rejection where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Hockley AAP, the SA findings are not the sole basis for a decision; planning and feasibility factors play a key role in the decision-making process.

- 4.12 It should also be noted that the AAP Framework set out in the Pre-Submission Document has been influenced by a number of important changes since the Options Report was published in Nov 2010. These changes include a more challenging economy; a need for a greater focus on food retail; the balance of housing provision with other uses and upgrades to the Foundry Business Park including the development of new modern accommodation.

Table 4.1 Summary of Approach to Alternatives Assessment and Selection

Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Spatial Options	
<ul style="list-style-type: none"> ▪ Option 1: A low level of intervention ▪ Option 2: A medium level of intervention, with increased housing, retail and office provision ▪ Option 3: A high level of intervention, similar to Option 2, but with a higher level again of housing and office provision. 	<p>Option 1 was rejected as it did not conform to the adopted Rochford Core Strategy and performed less well against sustainability objectives.</p> <p>Options 2 and 3 meet the objectives of the Core Strategy and performed well against sustainability objectives, being particularly positive in relation to regeneration and economy.</p> <p>Accordingly, the proposed policy is an amalgamation of Options 2 and 3 which seeks to take into account the results of community involvement.</p>
Options to address congestion at Spa roundabout	
<ul style="list-style-type: none"> ▪ Option 1: Increase capacity at the roundabout ▪ Option 2: Provide a shared surface at the roundabout 	<p>Option 1 does not perform as well in relation to sustainability objectives as Option 2. Nevertheless, increased capacity at the Spa Road roundabout is considered important from a strategic highway and highway efficiency perspective. Accordingly, the proposed approach seeks to balance both issues.</p>
Improving on-street parking provision	
<p>The Spatial options include increased provision of on-street parking along Spa Road in order to ease pressure on existing car parks and improve the physical environment. In Option 2, this included as parallel parking and in Option 3, this is included as echelon parking.</p>	<p>The option has evolved into proposals which entail the provision of additional off-street parking in Hockley centre, rather than on-street parking along Spa Road.</p>
Improving Drop-off provision at the station	
<p>The spatial options considered methods of improving the provision for drop-off and pick-up at the train station, whilst also improving the public realm at the station.</p>	<p>The option has evolved into proposals which entail the provision of additional off-street parking in Hockley centre well-related to the train station, and improved accessibility to the train station by alternative methods of transport to the private car.</p>

5.0 SA OF AREA ACTION PLAN PRE-SUBMISSION POLICIES

SA OF AREA ACTION PLAN VISION AND OBJECTIVES

- 5.1 A compatibility analysis of the Pre-Submission AAP Vision and Objectives was carried out using the SA framework in October 2012. Overall the vision and objectives are compatible with the majority of SA objectives. The vision performs strongly against SA objectives relating to sustainable communities, providing homes and the promotion of town centre vitality/viability. The vision was also found to be compatible with SA objectives relating to climate change and air quality, as providing opportunities for people to access homes, shops, jobs, leisure and other services within Hockley will reduce the need to travel and therefore levels of traffic. A number of uncertainties were identified relating to the overarching nature of the vision, which cannot be expected to cover all aspects of sustainability in detail. The objectives seek to support the vision by providing opportunities for people to shop, live and work within Hockley as well as improve the public realm and pedestrian areas, which is compatible with the majority of SA objectives.

SUMMARY OF SA OF PRE-SUBMISSION POLICIES

- 5.2 The Pre-Submission policies were subject to detailed SA in October 2012. A summary of the results of this appraisal is provided below, with the detailed working matrices provided in Appendix VI. On the whole, the findings of the SA suggest that the emerging AAP policies will make significant contributions to the progression of SA objectives.

Policy 1 - Hockley Area Action Plan Framework

- 5.3 This policy proposes an enhanced public realm and improved access in Hockley; it also makes provision for mixed use development at Eldon Way Opportunity Site, utilising previously developed land. It requires development to be in accordance with the spatial development framework, which aims to improve accessibility, enhance the character of the area and improve the public realm. All of these aims are consistent with the SA Framework objectives developed for the Hockley AAP, and the predicted overall result is one that is very positive for sustainability. The policy will have particularly positive and long term effects for communities, housing, economy, accessibility and landscape/townscape. Uncertain effects were identified for biodiversity and cultural heritage, with effects dependent on detailed implementation. Uncertain effects were also identified for water and air quality, as new development can lead to increased water use and localised air pollution, however this can be mitigated through other policies in this AAP and other documents, including those in the Core Strategy. The SA has made a number of recommendations to improve the policy wording for communities, biodiversity, cultural heritage, landscape, climate change, air quality and sustainable design.

SA Recommendations:

There is the potential to strengthen the policy by:

- referring specifically to improving walking and cycling routes within criterion b.
- promoting green public/ open spaces.
- including a reference to heritage in the first paragraph. It is recognised that other policies proposed through the Local Plan (e.g. Core Strategy and Development Management DPDs) ensure that development will not have adverse effects on important heritage and its setting, but it would be useful to reinforce this message in the AAP.
- include a reference to townscape within the first paragraph.

It is recommended that:

- air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.
- the Policy promotes good, high quality sustainable design. It is recognised that this is addressed through policies contained in the Core Strategy and Development Management DPDs, but it would be useful to reinforce this message in the AAP.

Policy 2 - Delivering environmental improvements

- 5.4 The policy aims to ensure that all new development in Hockley incorporates or contributes to improvements to the public realm, including improvements for pedestrian access. The policy is likely to encourage walking and cycling through improvements to the public realm as well as the provision of new public space. Slowing traffic at the busy Spa Road mini-roundabout and prioritising pedestrian movement could also help to improve the safety of pedestrians. Implementation of the policy will have significant long-term effects on public health and safety, the local economy, and the landscape and townscape of Hockley.

SA Recommendations:

- There is an opportunity to strengthen the policy through the promotion of green public/ open spaces.

Policy 3 - Promoting better movement

- 5.5 The policy aims to deliver significant improvements to transport and movement through Hockley and outlines key schemes which will help to deliver these improvements. It requires new developments to contribute to those schemes and applications for development to consider transport impacts through the preparation of Transport Assessment and Travel Plans. This approach to transport is likely to have major positive effects for the SA objectives relating to accessibility, and further positive effects for SA objectives relating to communities, economy, cultural heritage and landscape. Positive effects are also identified for climate change, air quality

and sustainable design and construction as the promotion of more sustainable transport choices will also help to reduce the levels of vehicular travel and therefore greenhouse gas and other vehicle emissions.

Policy 4 - Increasing the availability of housing

- 5.6 The redevelopment of the Eldon Way Industrial Estate, as proposed in this policy, will have a positive effect on a range of SA objectives. In particular it will have positive effects for housing through creating new market and affordable housing. Other positive effects were identified for communities, economy and accessibility, as the area is in close proximity to existing services, reducing the need to travel outside the AAP area. This will also have positive effects for climate change, and the use of previously developed land is positive for the SA objective relating to land and soil. There is some uncertainty relating to water, air quality and cultural heritage; the effect on these objectives will be dependent on further development detail.

SA Recommendations:

- It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.

Policy 5 - Protecting jobs

- 5.7 This policy supports the mixed use development of the Eldon Way Opportunity Site, allowing for the development of office (B1a) uses, provided that this is part of a wider mixed-use development. This will have major positive effects for economy and employment, through the provision of new jobs. Positive effects are also likely for communities, accessibility and climate change, as increased opportunities for employment will reduce the need for people to travel outside the AAP area for work. There is the potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site, with possible adverse effects on heritage; particularly during construction. Similarly effects on air quality are uncertain and appropriate development management controls will help mitigate this.

SA Recommendations:

- It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.

Policy 6 - Improving retail choice for local people

- 5.8 This policy aims to increase the retail offer in Hockley, which will have a long-term positive effect on the local economy and employment through encouraging new and supporting existing businesses. It will also have positive effects for accessibility, climate change and communities, as an enhanced retail offer will reduce the need for people to travel outside the AAP area to shop. As identified in Policy 5, there is some potential for historic buildings along Spa Road to be affected by development at the Eldon Way

Opportunity Site; however there is also the potential for improvements to the public realm and frontages that will arise as a result of contributions.

SA Recommendations:

- It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.

Policy 7 - Ensuring a healthy centre

- 5.9 This policy allows for a change of uses from retail to non-retail uses, where that change would not be detrimental to other retail. The effect of the policy is to diversify the town centre offer, providing opportunities for uses such as pubs and restaurants. This may have major positive effects on the economy and employment, and positive effects for community and safety through encouraging a night-time economy. Increasing the diversity of land uses may also have positive effects for accessibility and climate change, through reducing the need to travel to other centres.

SA Recommendations:

- It is recommended a change of use to a pub or club will only be permitted where it would not have a negative effect on the health and well-being of local residents through increased noise and disturbance.

Policy 8 - Encouraging leisure opportunities

- 5.10 As for policy 7, this policy will help to diversify the existing offer in the town centre and help to reduce the need for journeys to other town centres. Encouraging new leisure facilities will have positive effects for communities through providing new spaces for people to interact and help to support community health through providing new opportunities to recreate. The local economy will also be supported through the creation of new jobs. As for other policies, some uncertainties are identified for cultural heritage.

SA Recommendations:

- It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.

6.0 SUMMARY AND CUMULATIVE EFFECTS ANALYSIS

- 6.1 In addition to the appraisal of individual policies undertaken in SA/SEA, the SEA Directive requires consideration of the overall effects of the plan, including the secondary, synergistic and cumulative effects of plan policies. This may include incremental effects that can have a small effect individually, but can accrue to have significant environmental effects.
- 6.2 In good practice SA/SEA, the analysis of cumulative effects should also consider the significant effects of the plan in combination with the effects of other plans, policies and proposals.
- 6.3 This section summarises the key effects, including the cumulative effects of the plan policies (known as the intra-plan effects) and the combined effects with other relevant plans and projects (known as the inter-plan effects).

CUMULATIVE EFFECT OF PLAN POLICIES (INTRA-PLAN EFFECTS)

- 6.4 To assist in considering the overall effects of policies within the plan when assessed against the different SA Framework objectives, a summary has been prepared, illustrating how each policy has performed against each SA Objective. This is provided in the following table:

Table 6.1: Intra-plan effects: Cumulative summary of Pre-Submission Policies

Appraisal key

Categories of sustainability effects	
Colour	Impact
++	Major Positive
+	Positive
0	No Impact
?	Uncertain
-	Negative
--	Major Negative

Policy	SA Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
1. Hockley Area Action Plan Framework	++	+	++	++	++	?	?	++	+	?	+	?	+
2. Delivering environmental improvements	+	++	0	+	+	?	?	++	+	0	0	+	+
3. Promoting better movement	+	+	0	+	++	0	+	+	+	0	0	+	+
4. Increasing the availability of housing	+	+	++	+	+	0	?	+	+	?	+	?	+
5. Protecting jobs	+	+	0	++	+	0	?	+	+	?	+	?	+
6. Improving retail choice for local people	+	+	0	++	+	0	?	+	+	?	+	?	+
7. Ensuring a healthy centre	+	+	?	0	++	+	0	?	+	+	0	+	+
8. Encouraging leisure opportunities	+	+	0	+	+	0	?	+	0	0	+	0	+

SIGNIFICANT POSITIVE CUMULATIVE EFFECTS OF PLAN POLICIES (INTRA-PLAN EFFECTS)

- 6.5 The SA found that the majority of policies could have significant positive sustainability benefits for Hockley Town Centre and the wider Hockley area. The following table summarises the significant positive effects identified.

Table 6.2: Significant positive effects of the emerging Hockley AAP

Key relevant SA Objective:	Positive effects identified:
1.Balanced communities & 2.Healthy and Safe Communities	The AAP will have positive effects on communities through providing a mix of uses in the town centre, including housing, retail, leisure facilities and new public spaces. New areas for recreation and encouraging walking and cycling through enhanced networks and public realm will have positive benefits for health.
3.Housing	Positive effects for housing, including new affordable housing, through provision of housing as part of the Eldon Way Opportunity Site redevelopment.
4.Economy & Employment	A significant positive effect on the local economy is likely through enhanced opportunities for retail, leisure and offices. Increase housing will have positive indirect effects through increasing the use of local service and shops. New employment will be created in the short-term (construction) and longer term.
5. Accessibility	Significant cumulative effects for accessibility are likely through a range of improvements to the public realm, bus services, access to the train station and increased accessibility for pedestrians and cyclists.
6.Landscape and Townscape	The overall effect on the local townscape will be positive due to increased public realm works and landscaping proposed in the plan.
9. Climate Change and Energy	The focus on improving local accessibility and access to public transport throughout the plan, combined with a focus on mixed-use development is likely to help mitigate greenhouse gas emissions caused by car travel.

SIGNIFICANT NEGATIVE OR UNCERTAIN CUMULATIVE EFFECTS OF PLAN POLICIES (INTRA-PLAN EFFECTS)

- 6.6 Alongside the many positive effects of the plan, potential negative sustainability effects were also identified, although their effect is uncertain at this stage of the assessment and it is considered likely that these effects can be mitigated at a more detailed planning stage. These are summarised in Table 6.3 below.

Table 6.3: Potentially significant negative effects of the emerging Hockley AAP

Key relevant SA Objective:	Negative Effects identified:
7. Cultural Heritage	Some potential for negative effects on cultural heritage was identified, with potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site. Adverse effects can be mitigated through sensitive design and development.
12. Air quality	Potential localised air quality pollution is possible during the construction stage of development, however this can be mitigated through development controls. The plan has sought to minimise congestion and air and noise pollution through having a strong focus on public transport, walking and cycling, however there remains some uncertainty about future air quality, and ongoing monitoring should be undertaken.

INTERACTIONS WITH OTHER RELEVANT PLANS AND PROJECTS (INTER-PLAN EFFECTS)

- 6.7 In considering the effects of AAP with other plans and projects, priority has been given to key documents that affect planning and development in Rochford District, in particular the Rochford Core Strategy and the Area Action Plans for Rayleigh and Rochford (also in preparation). The aim of the analysis of inter-plan effects was to identify how other plans and key projects may affect the sustainability of Hockley.

Table 6.4: Inter-Plan Cumulative Effects

SA Objective	Significant combined effects of Hockley AAP with other plans, projects or policies
1. Balanced communities & 2. Healthy and Safe Communities	Increased facilities and services and improved access to recreation opportunities will combine with effects from the Core Strategy overall, including improvements in the Upper Roach Valley, to create a better and healthier environment for local residents across the District.
3. Housing	The AAP helps to deliver the objectives for affordable housing outlined in the Core Strategy.
4. Economy & Employment	An increase in mixed-use development and new shops, services and housing in Hockley will, when combined with the development outlined in the Rochford Core Strategy, contribute to an improved local economy and employment opportunities.
5. Accessibility	Enhancements to accessibility proposed in the AAP will add to similar improvements in the other 2 AAPs for Rochford and Rayleigh and help to improve overall use of public transport in the District. This should help the District to achieve a higher level of containment,

	reducing out-commuting to other areas.
6. Biodiversity	The combined effect of development at Hockley Town Centre with development elsewhere in the District (outlined in Rochford Core Strategy DPD, adopted Dec 2011) has the potential for adverse effects on local biodiversity, including Hockley Woods SSSI.
7. Cultural heritage & 8. Landscape and townscape	The AAP may contribute to wider negative impacts on the cultural heritage and identity of the area, in particular through increased development proposed in the Core Strategy. However, in the case of Hockley, these effects can be mitigated through sensitive design.
10. Water	New development at Hockley may add to the pressures on water resources and water quality identified in the Rochford Core Strategy.

7.0 IMPLEMENTATION & MONITORING

INTRODUCTION

- 7.1 This section discusses indicators and targets to help monitor the sustainability effects of the AAP. Monitoring arrangements should be designed to:
- highlight significant effects;
 - highlight effects which differ from those that were predicted; and
 - provide a useful source of baseline information for the future.
- 7.2 Local planning authorities are required to produce Annual Monitoring Reports including indicators and targets against which the progress of the Local Development Plan can be measured. There is also a requirement to monitor the predictions made in the SA and Government advises Councils to prepare a Monitoring Strategy that incorporates the needs of the Local Development Plan and the SA. Rochford District Council prepares an Annual Monitoring report each year, and in preparing the report, considers any recommendations made through the SA process, which have also been subject to consultation. The indicators and targets suggested for the SA monitoring of the Core Strategy in Table 7.1 are considered appropriate for the monitoring of the Hockley AAP, with additional specific suggestions underlined and in red text.

SA MONITORING PROPOSALS FOR THE HOCKLEY AAP

Table 7.1: Potential Indicators

Potential Indicators
<p>1. Balanced Communities To ensure the delivery of high quality sustainable communities where people want to live and work</p> <ul style="list-style-type: none"> ■ Changing educational attainment at GCSE Level ■ Proportion of persons in the local population with a degree level qualification. ■ Parishes with a GP, post office, play area, pub, village hall ■ Percentage of completed retail, office and leisure development in town centre ■ Mix of housing tenure within settlements ■ Provision of new community facilities secured through new developments, <u>including a break-down by settlement</u>
<p>2. Healthy & Safe Communities Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion</p> <ul style="list-style-type: none"> ■ Monitor the number of domestic burglaries, violent offences, vehicle crimes, vandalism and all crime per 1,000 population. ■ Percentage of residents surveyed who feel 'fairly safe' or 'very safe' during the day whilst outside in their Local Authority, <u>including in key settlements</u> ■ Indexes of Multiple Deprivation throughout the District.

Potential Indicators
<ul style="list-style-type: none"> ■ Monitor the type and number of applications permitted in the greenbelt. ■ Life expectancy ■ Hectares of new greenspace created, including location of greenspace ■ Percentage of eligible open spaces managed to green flag award standard ■ Death rates from circulatory disease, cancer, accidents and suicide ■ Residents description of Health ■ Obesity levels
<p>3. Housing To provide everybody with the opportunity to live in a decent home</p>
<ul style="list-style-type: none"> ■ Number of unfit homes per 1,000 dwellings. ■ Indices of Multiple Deprivation – Housing and Services Domain ■ Percentage of households rented from the Council or in Housing Association/Registered Social Landlords properties ■ Percentage of new housing which is affordable, including in key settlements ■ Average house price compared with average earnings ■ Number of housing Completions
<p>4. Economy & Employment To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability</p>
<ul style="list-style-type: none"> ■ The changing diversity of main town centre uses (by number, type and amount of floorspace), including a breakdown for the 3 town centres. ■ The changing density of development ■ Percentage change in the total number of VAT registered businesses in the area ■ Percentage of employees commuting out of the District to work ■ Amount of land developed for employment (by type) ■ Retail health checks/economic prosperity of smaller towns and villages and key settlements
<p>5. Accessibility 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</p>
<ul style="list-style-type: none"> ■ Changes in the travel to work mode of transport ■ Indices of Multiple Deprivation most notably the Housing and Services Domain ■ Car ownership ■ Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre ■ Kilometres of cycle routes and facilities for cyclists ■ Kilometres of new walking routes provided ■ Number of houses within a specified radius of services/facilities ■ Pedestrian and cycle counts in the 3 town centres of Hockley, Rochford and Rayleigh
<p>6. Biodiversity To conserve and enhance the biological and geological diversity of the</p>

Potential Indicators
environment as an integral part of social, environmental and economic development
<ul style="list-style-type: none"> ■ Net change in natural/ semi natural habitats ■ Change in areas and populations of biodiversity importance ■ Condition of designated sites ■ Change in area of woodland ■ Proportion of new developments delivering habitat creation or restoration
7. Cultural Heritage To maintain and enhance the cultural heritage and assets of the District
<ul style="list-style-type: none"> ■ Buildings of Grade I and II at risk of decay ■ Condition of Conservation Areas ■ Number of historic parks and gardens
8. Landscape & Townscape To maintain and enhance the quality of landscapes and townscapes
<ul style="list-style-type: none"> ■ To monitor the number of parks awarded Green Flag Status ■ To monitor the number of landscape or built environment designations ■ Hectares of new development outside settlement boundaries ■ Hedgerow and/or veteran tree loss ■ Area of /change in landscape designations ■ % of development on previously developed land
9. Climate Change & Energy To reduce contributions to climate change
<ul style="list-style-type: none"> ■ Changes in the travel to work mode of transport ■ Greenhouse gas emissions ■ Renewable energy capacity installed by type ■ Percentage of new development including renewable energy generation ■ Energy consumption
10. Water To improve water quality and reduce the risk of flooding
<ul style="list-style-type: none"> ■ Changing water quality ■ Groundwater levels ■ Percentage of new development incorporating water efficiency measures ■ Water consumption per household ■ Number of homes built against Environment Agency advice on flooding
11. Land & Soil To maintain and improve the quality of the District's land and soil
<ul style="list-style-type: none"> ■ Use of previously developed land ■ Density of new residential development ■ Number of sites/hectares decontaminated as a result of new development
12. Air Quality To improve air quality
<ul style="list-style-type: none"> ■ AQMA designations or threshold designations ■ Growth in cars per household ■ Growth in car trip generation ■ Type of travel mode to work ■ % change in public transport patronage

Potential Indicators
<ul style="list-style-type: none"> ■ Number of days in the year when air quality is recorded as moderate or high for NO₂, SO₂, PM₁₀, CO and Ozone on average per site. ■ Monitoring of air quality in Hockley Town Centre, particularly at the SPA Road mini-roundabout.
<p>13. Sustainable Design & Construction To promote sustainable design and construction</p>
<ul style="list-style-type: none"> ■ Percentage of new development incorporating energy and water efficiency measures, and sustainable drainage systems ■ Percentage of new development meeting BREEAM very good/excellent standards ■ Percentage use of aggregates from secondary and recycled sources

8.0 CONCLUSIONS AND NEXT STEPS

- 8.1 The SA of the Hockley Area Action Plan has appraised the effects of individual policies, as well as the overall effect of the plan, including cumulative and incremental effects. It has also considered and appraised reasonable alternatives to the plan itself; information which has been made available to the Council to help in the selection of the preferred plan. Overall the SA has found that the AAP will help to resolve a number of key sustainability issues in Hockley Town Centre and will also play a role in improving sustainability in the wider Rochford District.
- 8.2 The plan will have a significant positive effect on sustainability through helping to meet housing (including affordable housing) need in Hockley and Rochford District more generally. Approximately 100 new homes are proposed to be created through the conversion of existing light industrial land adjacent to the town centre. This will help to meet affordability needs, although it is noted that a higher level of housing (as proposed in one of the plan options) would have a more positive effect.
- 8.3 Other significant positive effects identified include long-term positive effects on the local economy and employment due to the development of new housing, retail, leisure and employment uses in the town centre and improvements to existing shopfronts. New jobs will be created during the short-term for construction, and in the longer term. Less direct, but still significant positive effects will occur due to improvements to the public realm and accessibility. This will encourage the local community to frequent the town centre, and a new population will help improve patronage of local shops and services. These benefits will be felt in Hockley, and when considered cumulatively with improvements elsewhere, particularly in Rochford and Rayleigh, will also have a wider effect on the District's economy. Similarly, there will be substantial positive effects for community through the creation of a more attractive and hospitable town centre that encourages people to meet and recreate, with indirect positive effects for community safety.
- 8.4 One of the most obvious positive effects from the plan will be realised through a substantial programme of improvements to the public realm and pedestrian and cycle accessibility. This will help to offset any increased traffic resulting from the new development and will contribute towards a healthier population, who will be encouraged to walk and cycle. Improvements to reduce congestion and improved public transport accessibility will also have wider positive effects on traffic flow and transport services in the District. A more vibrant town centre, with employment opportunities will also reduce the need for commuting and travelling to other centres.
- 8.5 Improvements to the public realm and the requirements for high quality new development will also have positive benefits for landscape and townscapes, improving the aesthetic of the town centre with quality design and landscaping.

- 8.5 The sustainability appraisal did not identify any significant likely negative effects from the plan alone; however there remains some uncertainty regarding the effects on cultural heritage. There is also the potential for new development to contribute to the wider development pressures on water resources and quality identified in the SA of the Core Strategy.
- 8.6 Effects on air quality are difficult to predict at this stage of the assessment. Increased traffic generated by new development (during the construction and operational stages) could worsen air quality at a local level, however the range of measures introduced to improve traffic flow and encourage sustainable transport should offset any increase. The SA recommends that ongoing monitoring take place, particularly at the Spa Road mini roundabout to ascertain the ongoing nature of any effects and take appropriate mitigative action if necessary.
- 8.7 In preparing the AAP and deciding on its preferred option for Hockley Town Centre the Council has considered the recommendations made throughout the Sustainability Appraisal process, and amended the plan accordingly. This has contributed to further enhancing the positive sustainability effects of the plan.
- 8.8 This SA Report will accompany the AAP on pre-submission consultation for 6 weeks, during which time interested parties are invited to make representations on the AAP or the SA. The SA will form part of the evidence base during the Examination of the AAP and if any further significant changes are made to the plan the SA Report will be updated accordingly. A finalised report will accompany the adopted DPD when it is published.

Appendix I: Statement on Compliance with the SEA Directive & Regulations

- 1.1 *An outline of the contents, main objectives of the plan and relationship with other relevant plans:*
- Section 1 of this SA Report sets out the contents and main objectives of the Hockley Area Action Plan (AAP). The relationship with other relevant plans is summarised in Section 3 and Appendix IV of this 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 this SA Report summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) for Hockley and the Wider Area. The likely evolution of current conditions ('trends') is detailed in Section 3, where appropriate. Further information is also available in the SA Scoping report for Hockley AAP published in July 2012.
- 1.3 *The environmental characteristics of areas likely to be significantly affected:*
- Where relevant and available, information regarding Hockley and its town centre has been included in Section 3 (under the sub heading 'Description of the Baseline conditions').
- 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 this SA Report (under the subheading 'Key sustainability issues, problems and opportunities') summarises existing sustainability problems (including environmental problems) for the Hockley Town Centre and surrounding 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:*
- A summary of objectives relevant to the plan area (including environmental objectives) and implications for the AAP is provided in Section 3 of this report, under the subheading 'Review of relevant plans and programmes'.
- 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 3 of this SA Report shows which of the issues listed by the SEA Regulations are progressed by which SA Objectives. This assures that all of the issues are considered during the assessment of each part of the AAP, as each policy is assessed against each SA Objective.
- The likely sustainability effects of implementing the AAP (including environmental effects) are summarised in Sections, 4, 5, 6 and 8 of this SA Report, and detailed in Appendix IV, V and VI. 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, the SA has sought where possible to identify means of offsetting these effects. These are detailed in Appendix VI and summarised in section 5 and 6 of this SA Report.

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 assessment of alternatives is summarised in Section 4 of the SA report and the detailed appraisal is provided in Appendix IV. Details of how the assessment was undertaken are provided in Section 2 of this SA Report (appraisal methods), and difficulties encountered in compiling information are summarised in Section 2 also.

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 AAP are provided in Section 7 of this report.

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

- The non-technical summary is set out at the beginning of this report.

Appendix II: Summary of Consultation Responses

Comments received in response to the SA Framework Letter sent 15 Nov 2010

SA Framework Letter	Consultee Comments/ Responses	Comments
Environment Agency (09/12/10)		
General	We have reviewed the SA objectives and decision-aiding questions and we are generally supportive of the objectives and questions proposed in sections 6, 9, 10, 11, and 13.	Noted.

Comments received in response to the SA Scoping Report (July 2012)

SA Scoping Report	Consultee Comments/ Responses	Comments
Natural England (21/08/12)		
General	We are satisfied that the scoping report has been prepared in accordance with the requirements of the SEA Directive, as transposed through the Environmental Assessment of Plans and Programmes Regulations 2004. We believe the report provides full consideration of relevant aspects of the environment including protection of the natural environment and the need to address climate change.	Noted.
SA Framework	Natural England particularly welcomes the objectives and decision making criteria in relation to biodiversity and geodiversity, including the protection, maintenance and enhancement of designated sites and species. The AAP will need to include suitable wording to ensure that development does not have an adverse effect on sites of local biodiversity importance. We would recommend that the AAP specifies the requirement for detailed ecological assessment and identification of mitigation where development is likely to have an adverse effect on designated sites, habitats or species.	Noted.
SA Framework	<p>Natural England considers that in general the SA Objectives could be improved by considering the importance of Green Infrastructure (GI) and its multifunctional benefits, which would assist in the delivery of a range of SA topic areas, e.g. biodiversity, landscape, health and wellbeing and climate change. This would assist in ensuring that GI is an integral, cross-cutting theme. Good quality local accessible green space, ecosystems and actions to manage them sustainably offer a range of benefits, e.g.:</p> <ul style="list-style-type: none"> • Access to local greenspace can reduce health inequalities • Increased and improved accessibility to greenspace can help increase 	<p>Noted, however the SA Framework already contains decision aiding questions relating to Green Infrastructure in SA Objective 2 (Healthy & Safe Communities) and SA Objective 5 (Accessibility), these are:</p> <ul style="list-style-type: none"> • Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced? • Does it enable access to green

	<p>physical activity</p> <ul style="list-style-type: none"> • Contact with greenspace can help improve health and wellbeing • Green space contributes to functioning ecosystem services that can have a positive influence on health. Ecosystem services can assist in adapting to the extremes of climate change, e.g. green areas have less heat-island effect than built up areas. • Greenspace can also help improve air quality and respiratory irritants. Function ecosystem services can also mitigate the risks associated with flooding from extreme rainfall events <p>The NPPF defines GI as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”.</p>	<p>infrastructure and the wider natural environment to all sections of the community?</p>
<p>Monitoring and Indicators</p>	<p>Given the abolishment of Local Area Agreements and national indicators, it is vital to look for alternatives indicators to monitor the success of the SA objectives. Below are some suggested indicators which may be of use as the SA progresses:</p> <p>Biodiversity/geodiversity/landscape</p> <ul style="list-style-type: none"> - Protected species – Quantified data might include numbers of applications where protected species are considered, numbers with conditions imposed to ensure working practices and works to protect/enhance protected species, and numbers of planning applications which result in need for protected species licence in order to be carried out . This will indicate that protected species are being given appropriate consideration within the planning system and begin to build up information.on their occurrence within the plan area. Updated information following the publication of the Conservation of Habitats and Species Regulations 2010 is available from our website. - BAP habitat - created/ managed as result of granting planning permission (monitored via planning obligations) and which meet Biodiversity Action Plan targets. 	<p>Noted. Rochford District Council prepares an Annual Monitoring report each year, and in preparing the report, considers any recommendations made through the SA process, which have also been subject to consultation. The indicators and targets suggested for the SA monitoring of the Core Strategy are considered appropriate for the monitoring of the Hockley AAP, with additional specific suggestions made by the SA where necessary. For further information on monitoring and indicator s please refer to Section 7 of the SA/SEA Report (Nov 2012).</p>

	<p>Green infrastructure/recreation/access Natural England's Accessible Natural Greenspace Standard (ANGSt) provides a set of benchmarks for ensuring access to places near to where people live. ANGSt can be used as an indicator to monitor the quality of green space and is accessibility. There are also other national standards such as Green Flag for parks and open spaces and the County Park accreditation schemes. ANGSt outlines the following:</p> <ul style="list-style-type: none"> • that no person should live more than 300m from their nearest area of natural greenspace of at least 2ha in size; • provision of at least 1ha of Local Nature Reserve per 1,000 population; • that there should be at least one accessible 20ha site within 2km from home; • that there should be one accessible 100ha site within 5km; • that there should be one accessible 500ha site within 10km. <p>Landscape Character and Quality Indicators/targets could be established from assessing changes in landscape character for National Character Areas (as measured by Countryside Quality Counts data). The Local Authority should also consider the Sustainable Community Strategy and whether any indicators outlined in this report can be used in relation to the SA.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.</p>	
Environment Agency (30/07/12)		
General	We are generally supportive of the SA Framework detailed in figure 5.3 which covers a range of environmental issues including green infrastructure;	Noted.

	<p>conserving and enhancing biodiversity; improving water quality; promoting water conservation and supply regime; promoting the provision of SUDS; providing effective wastewater treatment; integrating sustainable flood management; reduce the risk of flooding; and promoting the remediation of contaminated land.</p> <p>We are also pleased that various additional plans have been added to appendix 1 including the Essex and South Suffolk SMP; Flood and Water Management Act 2101; River Basin Management Plan; Water Resource Management Plan; Outline Water Cycle Study; Strategic Flood Risk Assessment; the National Planning Policy Framework; and the Community Infrastructure Levy.</p> <p>We therefore consider that this will provide a good basis to assess the environmental impact of the AAP on the environment.</p>	
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Appendix III: New/ Updated Plans and Programmes

A.1.1 Sustainable Development & Environmental Policy

National

Zero Carbon Homes, DCLG July 2010

Sustainable New Homes: The Road to Zero Carbon: Consultation on the Code for Sustainable Homes and the Energy Efficiency standard for Zero Carbon Homes, December 2009

Zero Carbon for New Non-domestic Buildings: Consultation on Policy Options, November 2009

A.1.2 Air Quality & Noise

A.1.3 Climatic Factors

National

DfT Local and Regional Climate Change Research Report, DfT, July 2010
Energy Act 2011

Regional

East of England Renewable and Low Carbon Energy Capacity Study - For the Department for Energy and Climate Change (2011)

County

Essex and South Suffolk Shoreline Management Plan

A.1.4 Economy

A.1.5 Landscape, Open Space & Recreation

Local

Open Space Study 2009

A.1.6 Cultural Heritage including Architectural & Archeological Heritage

A.1.7 Biodiversity, Fauna, Flora & Soil

National

Biodiversity 2020: A Strategy for England's wildlife and ecosystem services

A.1.8 Water

National

Flood and Water Management Act 2010, Royal Ascent April 2010

Regional

River Basin Management Plan - Anglian River Basin District (December 2009)

Essex and Suffolk Water Resource Management Plan (2010)

County

South Essex Outline Water Cycle Study Technical Report (September 2011)

Local

Strategic Flood Risk Assessment Level 1 & 2 Final Report (February 2011)

A.1.9 Material Assets

Regional

Essex and Southend-on Sea Joint Waste Management Strategy (2009)

A.1.10 Transport

National

Department for Transport White Paper Creating Growth, cutting carbon, making sustainable transport happen (2011)

County

Essex Transport Strategy: the Local Transport Plan for Essex (June 2011)
Essex Schools and Colleges Sustainable modes of Transport Strategy 2009

A.1.11 Housing

National

Creation of Local Housing Trusts DCLG June 2010

Local

Affordable Housing Viability Study (2010)

A.1.12 Communities & Health

County

Essex Gypsy and Traveller Accommodation Assessment (2009)
A Golden Opportunity – Health in South West Essex - NHS SWE Strategic Plan 2009-2014

Local

Rochford Sustainable Community Strategy 2010-2015

A.1.13 Other Spatial Development Policy

National

National Planning Policy Framework (2012)
Community Infrastructure Levy (CIL) (2010)
Community Right to Build, DCLG (2010)
Positive Planning for New Free Schools, DCLG, July 2010
Structural Reform Plan, DCLG, July 2010

Regional

East of England Plan: (May 2008) (In process of being revoked - May 2012)
Thames Gateway South Essex Strategic Housing Market Assessment: Update Report
(2010)

Local

Rochford District Core Strategy DPD (adopted 2011)
Rochford District Development Management Preferred Options DPD
Hockley Parish Plan (2007)

Appendix IV: Appraisal of Hockley Area Action Plan Options

Appraisal key

Categories of sustainability effects	
Colour	Impact
++	Major Positive
+	Positive
0	No Impact
?	Uncertain
-	Negative
--	Major Negative

SA Objective	Comparative Assessment of Effects					
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)					
	Spatial option 1: Minimal Intervention approach		Spatial option 2: Medium intervention		Spatial option 3: Higher intervention	
1. Balanced Communities	Positive benefits for regeneration of Hockley through improving character and public realm. However the limited development proposed means this option will have fewer community benefits.	+	Further enhanced positive community benefits (than for option 1) due to increase in community development (e.g. new community/health centre) and approx 5 times more retail space. This option also includes offices and housing development, which will further enhance regeneration. Option 2a is a variant of Option 2 that provides more homes.	++	Positive benefits as for Option 2. In addition, this Option is proposing a higher level of housing and office development over Option 2) that will further enhance regeneration. There is a further variant of this option, Option 3a, that includes the consolidation of leisure uses in one area of Eldon Way and new housing to the north of the railway station.	++
2. Healthy & Safe Communities	This Option will have positive long term benefits through enhancing facilities for pedestrians and improving the streetscape, therefore encouraging walking. Option could be improved through further consideration of cycling routes and facilities.	+	Positive long term benefits through enhancing facilities for pedestrians, therefore encouraging walking. However also likely to cause more disruption during short-term construction phase (noise, traffic) due to a substantial increase in	++	Positive long term benefits through enhancing facilities for pedestrians, therefore encouraging walking. However also likely to cause more disruption during short-term construction phase (noise, traffic) because of substantial increase in development activity.	++

			development activity. Enhanced and consolidated leisure facilities make this option preferred from a health and safety perspective. Option could be improved through further consideration of cycling routes and facilities.		As for Option 2, enhanced and consolidated leisure facilities make this Option preferred from a health and safety perspective. Option could be improved through further consideration of cycling routes and facilities.	
3. Housing	Minimal housing proposed in this option (4 flats) which won't have a significant effect on overall housing supply.	0	This option provides for a higher level of housing (26 units + 1 house, or 49 units and 6 houses for Option 2a). Either figure will have positive effects for housing, however Option 2a is preferred to Option 2.	+	Option 3 provides the highest level of housing and will therefore have the greatest benefit for this SA objective, providing for 95 flats and 45 homes or 82 flats and 25 homes for Option 3a. Both of these Options will help to provide a mix of housing to meet the needs of local residents. Option 3 may help to deliver a small amount of affordable housing, with the threshold of 15 units being met on one site.	++
4. Economy & Employment	The minimal intervention approach is likely to have some positive benefits for economic development through provision of a small number of shops (4)	+	This option will have a much more positive long-term economic effect than Option 1, through proposing more retail development and	++	This Option will also have a major positive impact on economy and employment, providing a high level of office development and also	++

	and retail units (2). Also the proposed improvements to the public realm will help enhance and regenerate the centre, with positive effects for business. However the effect is only minor compared with the potential positive effects from the other 2 Options. There is also some uncertainty around how to fund the public realm infrastructure.		in particular, the creation of new light industry/business start-up/public sector offices employment space, employing 190 people. Option 2a has a slightly higher level of intervention on Spa road, and will have similar effects for this objective.		providing for light industry. This Option is more intensified and is likely to create more jobs and economic activity than the other 2 Options. There is some variation between Option 3 and Option 3a in terms of level of floor space provided, with Option 3 providing for more than Option 3a.	
5. Accessibility	All of the Options will have a significant positive effect on accessibility, creating increased facilities for walking and cycling. It is recommended that a stronger focus on cycling be provided. Any benefits may be offset a little through the provision of new parking, although it is acknowledged that this is important for retail businesses.	++	As for Option 1, although through providing more homes and employment in the town centre, this will help to minimise the need for vehicular travel. Any benefits may be offset a little through the provision of new parking, although it is acknowledged that this is important for retail businesses.	++	As for Option 1, although through providing more homes and employment in the town centre, this will help to minimise the need for vehicular travel. Any benefits may be offset a little through the provision of new parking, although it is acknowledged that this is important for retail businesses.	++
6. Biodiversity	No significant effects identified.	0	No significant effects identified.	0	No significant effects identified. Whilst this option	0

					increases the population of the town centre, this increase is considered unlikely to have any significant effect on the nearby Hockely Woods SSSI, which is in a favourable condition.	
7. Cultural Heritage	Through providing minimum redevelopment this Option is least likely to have an adverse effect on the town's heritage. However this option also misses the opportunity to replace some of Hockley's poorly designed buildings with ones more sympathetic to their context.	?	There is more potential for increased adverse effects on historic buildings along Spa Road due to a higher level of development in this area. This will need to be carefully managed.	?	As for Option 2, there is more potential for increased adverse effects on historic buildings along Spa Road in Option 3 due to a higher level of development in this area. This will need to be carefully managed.	?
8. Landscape & Townscape	The suggested improvements to the public realm will have positive effects for both landscape and townscape, helping to create a more pedestrian and retail-friendly environment.	+	As for Option 1, although further enhancements under this Option it will improve a wider area of streetscape.	++	As for Option 1, although further enhancements under this Option will improve a wider area of streetscape.	++
9. Climate Change &	Through creating a more	+	As for Option 1, however	+	As for Option 1, however a	+

Energy	pedestrian-friendly public realm, additional retail and the proposed improvements to the train station, there may be some small reduction in car journeys.		a greater consolidation and mix of uses will help reduce the need for car journeys.		greater consolidation and mix of uses will help to further encourage vehicle trips. Having more homes in the town centre (rather than on out of town sites) will also help minimise car journeys in the District as a whole.	
10. Water	Some increased water use will result from new landscaping, but this is considered minor.	0	Some increased water use will result from new landscaping, but this is considered minor. Increased homes and offices/light industry will also increase water consumption in the town centre, however this would happen wherever new homes and jobs were built in the District.	?	Some increased water use will result from new landscaping, but this is considered minor. Increased homes and offices/light industry will also increase water consumption in the town centre, however this would happen wherever new homes and jobs were built in the District.	?
11. Land & Soil	No significant effect identified.	0	Encourages higher density development and re-use of previously-developed land	+	Encourages higher density development and re-use of previously-developed land. This Option will have a greater positive effect than Option 2.	++

<p>12. Air Quality</p>	<p>Through enhanced pedestrian facilities, and improvements to public transport facilities, as well as traffic measure designed to reduce congestion, this option is likely to have some positive effects on local air quality.</p>	<p>+</p>	<p>As for Option 1, although an increase in construction will result from the enhanced interventions, which may have localised short-term effects on air quality. This can be mitigated through appropriate phasing and construction management plans.</p>	<p>+</p>	<p>As for Option 2, with the potential for further impacts during construction stage.</p>	<p>+</p>
<p>13 Sustainable Design & Construction</p>	<p>This Option is in accordance with principles of sustainable design, and will have the least effect on the current vernacular.</p>	<p>+</p>	<p>This Option includes sustainable design principles (e.g. mixed-use), but may have an adverse effect on the local vernacular, unless carefully planned and designed.</p>	<p>?</p>	<p>As for Option 2.</p>	<p>?</p>
<p>Summary: The SA has found that both Option 2 (including Option 2a) and Option 3 (including Option 3a) will have the strongest positive effects for communities and the economy through providing for a higher level of intervention and therefore regeneration of the town centre. Both Options 2 and 3 will also provide for a more significant volume of new housing (and in particular Option 3) therefore choosing either of these Options would help to meet housing need in the town.</p> <p>All Options are likely to have positive benefits for health, accessibility and landscape, due to the strong focus on movement and public realm, traffic and parking. The improvements to streetscapes, access to the station and new walkways will all help to improve accessibility and provide alternatives to car travel.</p> <p>Whilst Options 2 and 3 are preferred from a regeneration and economic perspective, both (and particularly Option 3) are more likely to have an adverse effect through increased disruption (noise and congestion) and air pollution during the construction phase of development. If either of these 2 Options are selected, then it is recommended that the AAP include consideration of phasing and other mitigation issues (traffic and construction management plans) and</p>						

consultation with the local community and business owners to minimise the effects of new development.	
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**Transport Options:
Options to address congestion at Spa roundabout**

SA Objective	Comparative Assessment of Effects			
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Option 1: Increase capacity at the roundabout		Option 2: Provide a shared surface at the roundabout	
1. Balanced Communities	May not have the same benefits as Option 2, as will not encourage the same active street scene.	-	May have a more positive effect through calming traffic through the centre and encouraging a more active street scene.	+
2. Healthy & Safe Communities	May not have the same positive effects on safety as Option 2, as it could lead to an increase in traffic speeds at the roundabout and through the town centre.	?	Slower traffic is likely to make conditions safer for other road users, including children, the elderly and cyclists.	+
3. Housing		N/A		N/A
4. Economy & Employment	Unlikely to have the same positive benefits for local businesses as Option 2.	0	Long term positive effects for retail and other business through creating a more pedestrian-friendly environment, but still providing for vehicle traffic.	++
5. Accessibility	Increasing capacity at the roundabout will benefit vehicle movement (especially for non-local traffic), but may not have the same positive benefit for local accessibility as Option 2. Detailed modeling of these transport options is required to determine the overall effect on accessibility.	?	Positive benefits for pedestrian access and therefore a more positive effect for Hockley town centre itself. Uncertain effect on traffic congestion; this option will slow down traffic, but will distribute pedestrian crossing points, so this is likely to keep traffic moving but at a slower pace.	++
				?
6. Biodiversity		N/A		N/A

7. Cultural Heritage	May have a greater effect on townscape character.		May have a more positive effect on heritage than Option 1.	
8. Landscape & Townscape	May have a greater effect on townscape character.	-	May have a more positive effect on townscape character than Option 1.	+
9. Climate Change & Energy	Not considered significant	0	Not considered significant	0
10. Water		N/A		N/A
11. Land & Soil		N/A		N/A
12. Air Quality	Uncertain effect- increasing capacity may lead to more traffic using the roundabout, although this option could reduce congestion which can lead to poor air quality.	?	Uncertain effect. Further traffic modeling required to determine how both options will affect traffic flows.	?
13 Sustainable Design & Construction	Unlikely to have the same effect as Option 2.	0	Shared surface can provide a more attractive environment in keeping with sustainable design principles.	++
Summary:	Option 2 performs better in the SA, as it will calm the traffic travelling through the centre, creating an environment more conducive to pedestrian activity and better access to businesses. Shared surfaces can also contribute more to positive effects on quality design and enhanced townscapes. Option 2 is likely to deliver more benefits to Hockley itself, however Option 1 may have more positive benefits for non-local traffic. Further traffic modeling will be required to accurately predict the effects of both options on local and non-local traffic in terms of traffic flows and congestion.			

Improving on-street parking provision

SA Objective	Assessment of Effects	
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	
1. Balanced Communities	Positive effects for regeneration through providing better access to local retail facilities and other businesses.	+
2. Healthy & Safe Communities	May provide additional activity in streets, but can cause safety issues for cyclists and pedestrians.	?
3. Housing		N/A

4. Economy & Employment	An increase in parking provision will have positive effects for local businesses.	++
5. Accessibility	Will not facilitate more sustainable transport choices.	-
6. Biodiversity		N/A
7. Cultural Heritage	Increased parking may have an adverse effect on cultural heritage.	?
8. Landscape & Townscape	Increased parking will have an adverse effect on the streetscape, but this can be minimised through good design.	-
9. Climate Change & Energy	Increasing parking provision may encourage more people to drive to the town centre, therefore increasing greenhouse gas emissions (although this is considered a minor effect).	-
10. Water		N/A
11. Land & Soil		N/A
12. Air Quality	Increasing parking provision may encourage more people to drive to the town centre, therefore increasing emissions.	-
13 Sustainable Design & Construction	The provision of new parking will not necessarily support the local character, but can be constructed in a way to minimise adverse effects (e.g. through inclusion of landscaping).	-
Summary:	The provision of new on-street parking provision does not support the majority of SA objectives; however it is particularly positive for economy and employment and for balanced communities. The effects on the other SA objectives can be minimised by ensuring good design, appropriate landscaping and concurrent investment in pedestrian and cycling facilities.	

Improving Drop-off provision at the station

SA Objective	Assessment of Effects	
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	
1. Balanced Communities	Positive effects for the community and regeneration.	+
2. Healthy & Safe Communities	Improving the public realm will contribute to community safety around the station area.	+
3. Housing		N/A

4. Economy & Employment	May have secondary positive effects on local economy through improving Hockley's image.	+
5. Accessibility	Will facilitate improved use of the train station and provision of parking may encourage more to commute by train and reduce congestion in surrounding streets.	+
6. Biodiversity		N/A
7. Cultural Heritage		N/A
8. Landscape & Townscape	Positive effects as it will enhance the public realm.	+
9. Climate Change & Energy	May increase train travel, with positive benefits for climate change.	?
10. Water		N/A
11. Land & Soil		N/A
12. Air Quality	Not considered significant.	0
13 Sustainable Design & Construction	The proposals are in accordance with principles of good design.	+
Summary:	The proposed improvements at the station are likely to have positive effect on accessibility and climate change through encouraging more people to travel by train. The aesthetic improvements are also likely to be positive for the SA objectives relating to landscape and townscape and sustainable design.	

Appendix V: SA of AAP Vision and Objectives

Key:

No Impact	N
Very Compatible	VC
Compatible	C
Uncertain	U
Incompatible	I
Very Incompatible	VI

Hockley AAP Vision

By 2026, Hockley will have a centre that is defined by the high quality of its public realm and the opportunities on offer for local people to access homes, shops, jobs, leisure and other services without having to travel far afield. These changes will be delivered in a manner that makes the most of land that has been previously developed, and all new development will respect and enhance the existing suburban, low-density character of the settlement.

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	VC
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	VC

SA Objectives		Compatibility Analysis
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	C
9	To reduce contributions to climate change	C
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	C
12	To improve air quality	C
13	To promote sustainable design and construction	U

Summary:

The vision is compatible with the majority of SA objectives, particularly those relating to sustainable communities, providing homes and the promotion of town centre vitality/viability. It was also found to be compatible with SA objectives relating to climate change and air quality as providing opportunities for people to access homes, shops, jobs, leisure and other services within Hockley will reduce the need to travel and therefore levels of traffic. 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		AAP Objectives			
		1) Provide greater shopping choice for local people.	2) Identify and deliver environmental improvements.	3) Recycle previously developed land for housing.	4) Protect local employment.
1	To ensure the delivery of high quality sustainable communities where people want to live and work	VC	VC	VC	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	U	C	U	U
3	To provide everybody with the opportunity to live in a decent home	N	N	VC	N
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	VC	C	C	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, walking and cycling	C	C	C	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	U	U	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	U	U	U	U
9	To reduce contributions to climate change	C	C	U	C
10	To improve water quality and reduce the risk of flooding	U	U	U	U

SA Objectives		AAP Objectives			
		1) Provide greater shopping choice for local people.	2) Identify and deliver environmental improvements.	3) Recycle previously developed land for housing.	4) Protect local employment.
11	To maintain and improve the quality of the District's land and soil	U	U	C	U
12	To improve air quality	C	C	U	C
13	To promote sustainable design and construction	U	U	U	U

Summary:

The objectives seek to support the vision by providing opportunities for people to shop, live and work within Hockley as well as improve the public realm and pedestrian areas. This is compatible with the majority of SA objectives.

Appendix VI: SA of Hockley AAP Pre-Submission Policies

Appraisal key

Categories of sustainability effects	
Colour	Impact
++	Major Positive
+	Positive
0	No Impact
?	Uncertain
-	Negative
--	Major Negative

Policy 1 - Hockley Area Action Plan Framework

Hockley will have an enhanced public realm and its residents will have improved access to nearby homes, shops, jobs, leisure facilities and other services. Development will take place in a manner that makes efficient use of previously developed land and that will respect the settlement's character.

The Eldon Way Opportunity Site will deliver a mixed-use development, which will include homes, shops, leisure facilities, offices, car parking and new public spaces.

All new development within the Hockley AAP area should contribute towards the delivery of the spatial framework. The key elements of this framework are:

- a) New and improved public spaces throughout the centre, in accordance with Policy 2, including a public open space associated with the redevelopment of the Eldon Way Opportunity Site and improvements to Spa Road mini-roundabout.
- b) New and enhanced routes linking the centre with the rail station and the surrounding area.
- c) Enhanced car parking that will serve the centre as a whole.
- d) Opportunities for new housing as part of the Eldon Way Opportunity Site redevelopment.
- e) The focus of retail uses in the centre, with an opportunity for a new retail development within the Eldon Way Opportunity Site, in accordance with Policy 6.
- f) The protection of some existing employment and leisure uses within the Eldon Way Opportunity Site and on the Foundry Business Park.

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Proposed and Potential Mitigation
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1. Balanced Communities	The regeneration of the town centre will have a significant long-term positive effect for the Hockley community by ensuring there is an appropriate mix of uses focused within the town centre and by improving accessibility to housing, retail, leisure facilities and new public spaces.	++	<ul style="list-style-type: none"> ▪ Rochford District Local Strategic Partnership, The Sustainable Community Strategy 2010 - 2015. 	
2. Healthy & Safe Communities	The provision of leisure facilities and new public open spaces alongside improved access to the town centre and the surrounding area will have indirect positive effects on health and well-being by providing areas for recreation and encouraging walking and cycling.	+	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy T6 (Cycling and Walking). ▪ Rochford District Council Core Strategy Policy CLT5 (Open 	There is the potential to strengthen the policy by referring specifically to improving walking and cycling routes within criterion b.

			Space).	
3. Housing	Significant long-term positive effects by providing opportunities for new housing as part of the Eldon Way Opportunity Site redevelopment.	++		
4. Economy & Employment	The policy will have significant long-term positive effects on economy and employment through the protection of some existing employment and the provision of new retail, leisure services and office space. Improvements to the public realm will also make the town centre a more attractive and enjoyable place for consumers to shop.	++	<ul style="list-style-type: none"> • Rochford District Council Retail and Leisure Study (2008). 	
5. Accessibility	The policy will have a long-term positive effect on this SA objective through improved accessibility to housing, employment, retail, leisure facilities and services. This could help to reduce the number of trips generated and encourage the use of sustainable modes of transport, such as walking and cycling, particularly through the provision of new public spaces and improved pedestrian links.	++	<ul style="list-style-type: none"> ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM28 - Traffic Management. 	
6. Biodiversity	It is considered unlikely that there will be any significant negative effects as a result of proposed development. Hockley Woods SSSI is a few hundred meters from the AAP boundary and is currently assessed as being in a favourable condition. There is the potential for the policy to promote the provision of new green public/open spaces, which could potentially have positive effects on biodiversity.	?	<ul style="list-style-type: none"> ▪ Natural England: http://www.sssi.naturalengland.org.uk/Special/sssi/index.cfm 	There is an opportunity to strengthen the policy through the promotion of green public/ open spaces.
7. Cultural Heritage	The effects of this policy are uncertain and will be dependent on the implementation of proposed development. There is the potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site, particularly during construction as a result of the movement of heavy vehicles. Conversely, there is also the potential for indirect positive effects on the context of the historic buildings through improvements to the public realm and frontages. Policies contained within the Core Strategy and Development Management DPDs will help to ensure that proposed development does not adversely affect any important local heritage. The policy respects the settlement character and the Council also states within the adopted Core Strategy that it supports national policies that seek to protect Listed Buildings and will pay particular attention to retaining their character.	?	<ul style="list-style-type: none"> ▪ English Heritage: The National Heritage List for England. ▪ Rochford District Council Core Strategy DPD (adopted) Policy CP3 - Local List. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM7 - Local List. ▪ Rochford District Council Local List SPD. 	There is the potential to strengthen this policy by including a reference to heritage in the first paragraph. It is recognised that other policies proposed through the Local Plan (e.g. Core Strategy and Development Management DPDs) ensure that development will not have adverse effects on important heritage and its setting.
8. Landscape &	The redevelopment of the Eldon Way Opportunity Site, along	++		There is the potential to

Townscape	with the provision of new and improved public space and an enhanced public realm will have significant long-term positive effects on townscape.			include a reference to townscape within the first paragraph.
9. Climate Change & Energy	<p>The provision of housing, employment and retail opportunities within the AAP area, alongside improved pedestrian links has the potential to reduce the number of trips generated and encourage more sustainable modes of transport. This could result in small reductions in vehicular travel and therefore greenhouse gas emissions.</p> <p>There is no reference to opportunities for on-site renewable energy generation as part of the proposed mixed-use development at the Eldon Way Opportunity site.</p>	+	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy ENV7 - Small Scale Renewable Energy Projects and Policy ENV8 - On-Site Renewable and Low Carbon Energy Generation. ▪ Rochford District Council Development Management DPD (Preferred Options). ▪ Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	Core Strategy Policy ENV8 requires proposals for mixed-use development to consider the incorporation of on-site renewable and low carbon energy generation
10. Water	There will be a small increase in water use as a result of proposed development; however, this is unlikely to result in any significant effects. The Core Strategy sets out the water efficiency requirements for all new housing and non-residential developments. The AAP area is within Flood Zone 1, which is associated with a low probability of flooding from fluvial and tidal sources.	?	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy DPD Policies ENV9 (Code for Sustainable Homes) and ENV10 (BREEAM). ▪ Essex Thames Gateway Water Cycle Study, Scoping Study (2009). ▪ Rochford District Council, Strategic Flood Risk Assessment - Level 1 & 2 Final Report (2011). 	
11. Land & Soil	Positive long-term benefits through the re-use of previously developed land.	+	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy DPD Policy H1 - The efficient use of land for housing. 	
12. Air Quality	The provision of housing, employment and retail opportunities within the AAP area, alongside improved connectivity has the potential to reduce the need for people to travel. This could result in a reduction in the number of trips generated and therefore a reduction in vehicular emissions. However, this could concentrate trip destinations within the AAP area, which could result in localised air quality issues. There is also the potential for short-term negative effects during construction; however, this can be mitigated through appropriate phasing	?	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy DPD Policy ENV5 - Air Quality. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM26 - Air Quality. 	It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.

	and construction management plans.			
13. Sustainable Design & Construction	The policy proposes a mixed use development and requires that it takes place in a manner that respects the settlement's character. Long-term positive effects against this SA objective.	+	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy DPD Policy CP1 - Design. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM1 - Design of new developments. 	It is recommended that Policy promotes good, high quality sustainable design. It is recognised that this is addressed through policies contained in the Core Strategy and Development Management DPDs, but it would be useful to reinforce this message in the AAP.
Summary:				
<p>This policy proposes an enhanced public realm and improved access in Hockley; it also makes provision for mixed use development at Eldon Way Opportunity Site, utilising previously developed land. It requires development to be in accordance with the spatial development framework, which aims to improve accessibility, enhance the character of the area and improve the public realm. All of these aims are consistent with the SA Framework objectives developed for the Hockley AAP, and the predicted overall result is one that is very positive for sustainability. The policy will have particularly positive and long term effects for communities, housing, economy, accessibility and landscape/townscape. Uncertain effects were identified for biodiversity and cultural heritage, with effects dependent on detailed implementation. Uncertain effects were also identified for water and air quality, as new development can lead to increased water use and localised air pollution, however this can be mitigated through other policies in this AAP and other documents, including those in the Core Strategy. The SA has made a number of recommendations to improve the policy wording for communities, biodiversity, cultural heritage, landscape, climate change, air quality and sustainable design.</p>				

Policy 2 - Delivering environmental improvements

The Council will seek to deliver environmental improvements to Hockley centre and the wider AAP area. All development proposals should either incorporate or contribute towards the schemes identified in the AAP, which are:

- a) A new public space as part of the mixed-use redevelopment of the Eldon Way Opportunity Site, which should be fully integrated with Spa Road and any new retail floorspace delivered as part of this scheme.
- b) Raised entry treatments on the Woodlands Road arm of the Spa Road mini-roundabout and the side roads along Spa Road.
- c) New and improved pedestrian signage for key destinations and attractors, including the rail station, the centre's primary shopping frontage, the library, the health centre and Hockley Woods.
- d) Other physical interventions, including the replacement of poor quality paving, the removal of street clutter, the improvement of the lighting for pedestrian routes, and the planting of native street trees.

SA Objective	Assessment of Effects		
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Proposed and Potential Mitigation
1. Balanced Communities	Improvements to the public realm, including new public space, better pedestrian signage and other physical interventions (improved paving, lighting and the removal of street clutter) will make it easier for all people to move through and within the AAP area. It will also help to provide a place where people want to live and work, having long-term positive effects on this SA objective.	+	
2. Healthy & Safe Communities	The policy has the potential to encourage walking and cycling through improvements to the public realm as well as the provision of new public space. Slowing traffic at the busy Spa Road mini-roundabout and prioritising pedestrian movement could help to improve the safety of pedestrians. There is the potential for long-term positive effects on health and well-being.	++	<ul style="list-style-type: none"> ▪ Hockley Parish Plan 2007.
3. Housing	No significant effects identified.	0	
4. Economy & Employment	Policy has the potential for long-term positive effects on the economy through improved pedestrian access to the primary and secondary shopping frontage as well as an enhanced streetscape, which will make shopping more attractive to the	+	

	local community as well as visitors.			
5. Accessibility	Long-term positive effects on this SA objective through improved pedestrian access to employment, shopping, leisure facilities and services. The public realm improvements also have the potential to encourage more sustainable forms of transport, such as walking and cycling.	+		
6. Biodiversity	The policy seeks to improve pedestrian signage for Hockley Woods, which is designated as a SSSI. The site is currently assessed as being in a favourable condition and improved signage is unlikely to result in a significant increase in visitors to the SSSI. There is the potential for the policy to promote the provision of new green public/open spaces, which could potentially have positive effects on biodiversity.	?	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy ENV1 - Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites. 	There is an opportunity to strengthen the policy through the promotion of green public/ open spaces.
7. Cultural Heritage	The effects of this policy are uncertain as the proposed environmental improvements to Hockley centre and the wider AAP have the potential for both positive and negative effects on the character of Listed Buildings and their setting depending on their implementation. Policies contained within the Core Strategy and Development Management DPDs will help to ensure that environmental improvements do not adversely affect any important local heritage.	?	<ul style="list-style-type: none"> ▪ English Heritage: The National Heritage List for England. ▪ Rochford District Council Core Strategy DPD (adopted) Policy CP3 - Local List. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM7 - Local List. ▪ Rochford District Council Local List SPD. 	
8. Landscape & Townscape	Significant long-term positive effects on the townscape through the provision of new public space and improvements to the public realm, including improved paving and lighting and removal of street clutter.	++		
9. Climate Change & Energy	The provision of a new public space and public realm improvements, including improved pedestrian signage, has the potential to encourage more sustainable forms of transport, such as walking and cycling. This could result in minor reductions in vehicular travel and therefore reduced greenhouse gas emissions.	+	<ul style="list-style-type: none"> ▪ Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	
10. Water	No significant effects identified.	0		
11. Land & Soil	No significant effects identified.	0		
12. Air Quality	The provision of a new public space and public realm improvements, including improved pedestrian signage, has the	+		

	potential to encourage more sustainable forms of transport, such as walking and cycling. This could result in small reductions in vehicular travel and therefore reduced atmospheric pollution.			
13. Sustainable Design & Construction	Providing a high quality public realm with shared public spaces is in keeping with sustainable design principles. Long-term positive effects on this SA objective.	+		
<p>Summary:</p> <p>The policy aims to ensure that all new development in Hockley incorporates or contributes to improvements to the public realm, including improvements for pedestrian access. The policy is likely to encourage walking and cycling through improvements to the public realm as well as the provision of new public space. Slowing traffic at the busy Spa Road mini-roundabout and prioritising pedestrian movement could also help to improve the safety of pedestrians. Implementation of the policy will have significant long-term effects on public health and safety, the local economy, and the landscape and townscape of Hockley.</p>				

Policy 3 - Promoting better movement

The Council will seek to deliver transport improvements that promote improved movement through and within the AAP area and enhanced linkages with other parts of Hockley and its surrounds. All development proposals should either incorporate or contribute towards the schemes identified in the AAP, which are:

- a) Strengthening pedestrian links within the AAP area, particularly between the rail station and the Eldon Way Opportunity Site; the rail station and the centre; and Spa Road and the Eldon Way Opportunity Site.
- b) Creating new and enhancing existing pedestrian links across Hockley, including the existing route linking Spa Road to the surrounding countryside, which runs adjacent to Eldon Way; and potential routes from the centre to Hockley Woods.
- c) Improving the profile and accessibility of Hockley train station through enhancements to make the rail station entrance more legible.
- d) The provision of enhanced cycle parking facilities at the rail station and suitable locations throughout the centre and the Eldon Way Opportunity Site.
- e) Improvements to bus facilities, including improved shelters and seating provision at key locations, such as the rail station and at stops in the centre; and real-time bus information.
- f) Consolidated car parking located on the Eldon Way Opportunity Site, which should serve the centre; new mixed-use development, including residential, retail, leisure and office uses; and the rail station.
- g) Increasing the capacity of the Spa Road mini-roundabout junction, without detriment to existing pedestrian amenity or local character.

Planning applications for new development should be supported by a Transport Assessment and Travel Plan, in accordance with the Department for Transport's (DfT) Guidance on Transport Assessment (2007). Travel Plans should encourage residents and businesses to live and operate in a more sustainable way, reducing the number and length of car trips generated in the area, whilst promoting more sustainable modes of travel, such as public transport, walking and cycling.

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Proposed and Potential Mitigation
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1. Balanced Communities	Improved movement and enhanced linkages through and within the AAP area will help to reduce social exclusion and help to meet the needs of an ageing population, which will have long-term positive effects on the community.	+	▪ Rochford District Local Strategic Partnership, The Sustainable Community Strategy 2010 - 2015.	
2. Healthy & Safe Communities	Improved movement and enhanced pedestrian links through and within the AAP area has the potential for positive effects on health and well-being.	+		

3. Housing	No significant effect identified.	0		
4. Economy & Employment	Long-term positive effects on the economy as improved movement and enhanced linkages through and within the AAP area will improve accessibility to shopping in the town centre as well as employment and retail development proposed at the Eldon Way Opportunity Site.	+		
5. Accessibility	The policy seeks to improve movement and connectivity through and within the AAP area, with a particular emphasis on improving pedestrian links and sustainable transport options, including cycling and rail and bus facilities. This will have significant long-term positive effects on accessibility to housing, employment, retail, leisure facilities and services within and around the AAP area as well as helping to promote more sustainable transport choices.	++	<ul style="list-style-type: none"> ▪ Essex Transport Strategy: the Local Transport Plan for Essex (2011). ▪ Rochford District Council Core Strategy Policy T3 (Public Transport), Policy T5 (Travel Plans) and Policy T6 (Cycling and Walking). ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM28 - Traffic Management. 	
6. Biodiversity	The policy seeks to create new and/or enhance existing routes from the centre to Hockley Woods, which is designated as a SSSI. The site is currently assessed as being in a favourable condition and improved accessibility is considered unlikely to cause a significant increase in visitors to the SSSI. No significant effects identified.	0	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy ENV1 - Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites. 	
7. Cultural Heritage	A reduction in vehicular traffic as a result of improved movement and more sustainable transport choices could have a positive effect on cultural heritage and its setting.	+		
8. Landscape & Townscape	There is the potential for long-term positive effects on townscape through a reduction in vehicular traffic.	+		
9. Climate Change & Energy	The policy seeks to improve movement and connectivity through and within the AAP area, with a particular emphasis on improving pedestrian links and sustainable transport options, including cycling and rail and bus facilities. Improved accessibility to housing, employment, retail, leisure facilities and services will allow people to live, work and shop within the area, which will help to reduce out-commuting. The promotion of more sustainable transport choices will also help to reduce the levels of vehicular travel and therefore greenhouse gas	+	<ul style="list-style-type: none"> ▪ Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	

	emissions. Long-term positive effects on this SA objective.			
10. Water	No significant effects identified.	0		
11. Land & Soil	No significant effects identified.	0		
12. Air Quality	A reduction in vehicular traffic as a result of improved movement and more sustainable transport choices could have a positive effect on air quality.	+		
13. Sustainable Design & Construction	Good links to housing, employment, retail, leisure facilities and services, in particular through sustainable modes of transport is in keeping with sustainable design principles. Long-term positive effects on this SA objective.	+		
Summary:				
<p>The policy aims to deliver significant improvements to transport and movement through Hockley and outlines key schemes which will help to deliver these improvements. It requires new developments to contribute to those schemes and applications for development to consider transport impacts through the preparation of Transport Assessment and Travel Plans. This approach to transport is likely to have major positive effects for the SA objectives relating to accessibility, and further positive effects for SA objectives relating to communities, economy, cultural heritage and landscape. Positive effects are also identified for climate change, air quality and sustainable design & construction as the promotion of more sustainable transport choices will also help to reduce the levels of vehicular travel and therefore greenhouse gas and other vehicle emissions.</p>				

Policy 4 - Increasing the availability of housing				
<p>The Council will support development proposals for additional homes on previously developed land within the AAP area.</p> <p>Residential (C3) development will be permitted within the Eldon Way Opportunity Site where it would:</p> <ul style="list-style-type: none"> a) Not lead to the development of more than 50% of the total area of the Eldon Way Opportunity Site for new dwellings. b) Achieve a density of approximately 50 dwellings per hectare. c) Contribute positively towards the redevelopment of the Eldon Way Opportunity Site for a mix of uses, including residential, retail, leisure and office. 				
SA Objective	Assessment of Effects		Evidence and Reference (where available)	Proposed and Potential Mitigation
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1. Balanced Communities	The policy supports the development of new housing within the Eldon Way Opportunity Site, which will have a long-term positive effect on the local community through the accessibility of housing.	+	<ul style="list-style-type: none"> ▪ Core Strategy Policies H5 (Dwelling Types) and H6 (Lifetime Homes). ▪ Rochford District Local Strategic Partnership, The Sustainable Community Strategy 2010 - 2015. 	
2. Healthy & Safe Communities	Access to housing, including affordable housing, will have a positive effect on the health and well-being of the community. The improvements to the public realm and the provision of new public space set out by other AAP policies, which also benefit health and well-being, are reliant on planning obligations/contributions arising from the redevelopment of the Eldon Way Opportunity Site.	+		
3. Housing	The policy supports the development of new homes on the Eldon Way Opportunity Site. The supporting text identifies that there is the potential for 100 new dwellings to be delivered. Core Strategy Policy H4 (Affordable Housing) requires 35% of new dwellings to be affordable. This will have significant long-term positive effects on the range and affordability of housing for	++	<ul style="list-style-type: none"> ▪ Rochford District Council Strategic Housing Land Availability Assessment 2012 - SHLAA Review ▪ Rochford District Council Core Strategy Policy H4 - Affordable 	

	people in Hockley. However it is noted that a higher level of housing, as proposed in Option 3, would have an even more positive effect in meeting this SA objective through providing more homes.		Housing.	
4. Economy & Employment	Policy will have a long-term positive effect on the economy by contributing to the redevelopment of the Eldon Way Opportunity Site. Improvements to the public realm set out by other AAP policies, which will also benefit the economy, are reliant on panning obligations/contributions arising from the redevelopment of the Eldon Way Opportunity Site.	+		
5. Accessibility	The policy will have a long-term positive effect as the provision of additional homes will reduce the need for people to travel outside the AAP area.	+		
6. Biodiversity	Hockley Woods SSSI is over 400 hundred meters away from the Eldon Way Opportunity Site and is currently assessed as being in a favourable condition. It is considered unlikely that there will be any adverse impacts as a result of proposed development.	0	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy ENV1 - Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites. ▪ Natural England: http://www.sssi.naturalengland.org.uk/Special/sssi/index.cfm 	
7. Cultural Heritage	The effects of this policy are uncertain and will be dependent on the implementation of proposed development. There is the potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site, particularly during construction as a result of the movement of heavy vehicles. Conversely, there is also the potential for indirect positive effects on the setting of the historic buildings through improvements to the public realm and frontages that will arise as a result of contributions. Policies contained within the Core Strategy and Development Management DPDs will help to ensure that proposed development does not adversely affect any important local heritage. The Council also states within the adopted Core Strategy that it supports national policies that seek to protect Listed Buildings and will pay particular attention to retaining their character.	?	<ul style="list-style-type: none"> ▪ English Heritage: The National Heritage List for England. ▪ Rochford District Council Core Strategy DPD (adopted) Policy CP3 - Local List. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM7 - Local List. ▪ Rochford District Council Local List SPD. 	
8. Landscape & Townscape	The redevelopment of the Eldon Way Industrial Estate and the Foundry Business Park will have long-term positive effects on	+		

	townscape. Improvements to the public realm set out by other AAP policies, which will also benefit the townscape, are reliant on planning obligations/contributions arising from the redevelopment of the Eldon Way Opportunity Site.			
9. Climate Change & Energy	The provision of additional housing within the AAP area gives people the opportunity to work and live in the area, which has the potential to reduce the number of vehicle trips generated. This could have a positive effect through a small reduction in greenhouse gas emissions.	+	<ul style="list-style-type: none"> Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	
10. Water	There will be a small increase in water use as a result of proposed development; however, this is unlikely to result in any significant effects. The Core Strategy sets out the water efficiency requirements for all new housing developments.	?	<ul style="list-style-type: none"> Rochford District Council Core Strategy Policy ENV9 - Code for Sustainable Homes. Essex Thames Gateway Water Cycle Study, Scoping Study (2009). 	
11. Land & Soil	Positive long-term benefits through the re-use of previously developed land.	+	<ul style="list-style-type: none"> Rochford District Council Core Strategy DPD Policy H1 - The efficient use of land for housing. 	
12. Air Quality	The provision of additional housing within the AAP area gives people the opportunity to work and live in the area, which has the potential to reduce the number of vehicle trips generated. This could have a positive effect through a small reduction in atmospheric pollution. There is also the potential for short-term negative effects during construction; however, this can be mitigated through appropriate phasing and construction management plans.	?	<ul style="list-style-type: none"> Rochford District Council Core Strategy DPD Policy ENV5 - Air Quality. Rochford District Council Development Management DPD (Preferred Options) Policy DM26 - Air Quality. 	It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.
13. Sustainable Design & Construction	Policy will have a positive effect against this SA objective as the proposed housing development will contribute positively towards the redevelopment of the Eldon Way Opportunity Site for a mix of uses.	+		
Summary:				
<p>The redevelopment of the Eldon Way Industrial Estate, as proposed in this policy, will have a positive effect on a range of SA objectives. In particular it will have positive effects for housing through creating new market and affordable housing. Other positive effects were identified for communities, economy and accessibility, as the area is in close proximity to existing services, reducing the need to travel outside the AAP area. This will also have positive effects for climate change, and the use of previously developed land is positive for the SA objective relating to land and soil. There is some uncertainty relating to water, air quality and cultural heritage; the effect on these objectives will be dependent on further development detail.</p>				

Policy 5 - Protecting jobs				
The Council will support the development of office (B1a) uses within the Eldon Way Opportunity Site, provided that such uses contribute positively towards its redevelopment for a mix of uses, including residential, retail, leisure and office.				
SA Objective	Assessment of Effects		Evidence and Reference (where available)	Proposed and Potential Mitigation
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1. Balanced Communities	The policy supports the development of employment uses within the Eldon Way Opportunity Site, which will have a long-term positive effect on the accessibility of employment within the AAP area.	+		
2. Healthy & Safe Communities	Accessibility to employment opportunities will have positive effects on the health and well-being of the community. The improvements to the public realm and the provision of new public space set out by other AAP policies, which will also benefit health and well-being, are reliant on planning obligations/contributions arising from the redevelopment of the Eldon Way Opportunity Site.	+		
3. Housing	No significant effect identified.	0		
4. Economy & Employment	Significant long-term positive effects on the economy through supporting the development of office uses on the Eldon Way Opportunity Site.	++	<ul style="list-style-type: none"> ▪ Rochford District Council Employment Land Study (2008). 	
5. Accessibility	The policy will have a long-term positive effect, as increased opportunities for employment will reduce the need for people to travel outside the AAP area for work.	+		
6. Biodiversity	Hockley Woods SSSI is over 400 hundred meters away from the Eldon Way Opportunity Site and is currently assessed as being in a favourable condition. It is considered unlikely that there will be any adverse impacts as a result of proposed development.	0	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy ENV1 - Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites. ▪ Natural England: 	

			http://www.sssi.naturalengland.org.uk/Special/sssi/index.cfm	
7. Cultural Heritage	The effects of this policy are uncertain and will be dependent on the implementation of proposed development. There is the potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site, particularly during construction as a result of the movement of heavy vehicles. Conversely, there is also the potential for indirect positive effects on the setting of the historic buildings through improvements to the public realm and frontages that will arise as a result of contributions. Policies contained within the Core Strategy and Development Management DPDs will help to ensure that proposed development does not adversely affect any important local heritage. The Council also states within the adopted Core Strategy that it supports national policies that seek to protect Listed Buildings and will pay particular attention to retaining their character.	?	<ul style="list-style-type: none"> ▪ English Heritage: The National Heritage List for England. ▪ Rochford District Council Core Strategy DPD (adopted) Policy CP3 - Local List. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM7 - Local List. ▪ Rochford District Council Local List SPD. 	
8. Landscape & Townscape	The redevelopment of the Eldon Way Industrial Estate and the Foundry Business Park will have long-term positive effects on townscape. Improvements to the public realm set out by other AAP policies, which will also benefit the townscape, are reliant on planning obligations/contributions arising from the redevelopment of the Eldon Way Opportunity Site.	+		
9. Climate Change & Energy	An increased availability of jobs has the potential to reduce the need for people to travel outside the AAP area to find work. This could result in small reduction in vehicular travel and therefore greenhouse gas emissions.	+	<ul style="list-style-type: none"> ▪ Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	
10. Water	There will be a small increase in water use as a result of proposed development; however, this is unlikely to result in any significant effects. The Core Strategy sets out the water efficiency requirements for all new non-residential developments.	?	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy ENV10 - BREEAM. ▪ Essex Thames Gateway Water Cycle Study, Scoping Study (2009). 	
11. Land & Soil	Positive long-term benefits through the re-use of previously developed land.	+		
12. Air Quality	The provision of office uses within the AAP area gives people the opportunity to work and live in the area, which has the potential to reduce the number of vehicle trips generated. This could have a positive effect through a small reduction in	?	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy DPD Policy ENV5 - Air Quality. ▪ Rochford District Council 	It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.

	atmospheric pollution. There is also the potential for short-term negative effects during construction; however, this can be mitigated through appropriate phasing and construction management plans.		Development Management DPD (Preferred Options) Policy DM26 - Air Quality.	
13. Sustainable Design & Construction	Policy will have a positive effect against this SA objective as the development of office uses will contribute positively towards the redevelopment of the Eldon Way Opportunity Site for a mix of uses.	+		
<p>Summary:</p> <p>This policy supports the mixed use development of the Eldon Way Opportunity Site, allowing for the development of office (B1a) uses, provided that this is part of a wider mixed-use development. This will have major positive effects for economy and employment, through the provision of new jobs. Positive effects are also likely for communities, accessibility and climate change, as increased opportunities for employment will reduce the need for people to travel outside the AAP area for work. There is the potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site, with possible adverse effects on heritage; particularly during construction. Similarly effects on air quality are uncertain and appropriate development management controls will help mitigate this.</p>				

Policy 6 - Improving retail choice for local people

The Council will support development proposals that seek to improve Hockley's retail offer and strengthen the role of its centre as a shopping destination for local residents. New retail (A1) development within the Eldon Way Opportunity Site will be permitted where it would:

- a) Provide a range of unit sizes, including smaller units.
- b) In relation to a new food store on the site, be of a size that would not exceed 3,000m² (gross) of new floorspace.
- c) Fully integrate with Spa Road, and allow for direct pedestrian links through the site to the redeveloped Eldon Way Opportunity Site, rail station and other areas of Hockley.
- d) Contribute positively towards the redevelopment of the Eldon Way Opportunity Site for a mix of uses, including residential, retail, leisure and office.

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Proposed and Potential Mitigation
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1. Balanced Communities	The policy seeks to improve Hockley's retail offer and strengthen the role of its centre as a shopping destination for local residents. This will have a long-term positive effect on this SA objective by enhancing consumer choice and improving accessibility for all the community.	+		
2. Healthy & Safe Communities	An enhanced retail offer and the delivery of a new food store will have a positive effect on the health and well-being of the community.	+		
3. Housing	No significant effects identified.	0		
4. Economy & Employment	A significant long-term positive effect on the economy through supporting development that improves Hockley's retail offer and strengthens the role of its centre as a shopping destination for local residents, which will help to retain trade that is currently lost to other locations. The policy proposes measures to integrate new retail with existing so they both can be sustained. The supporting text of the policy also acknowledges independent traders and recommends that this offer is enhanced, which is important alongside the development of a	++	<ul style="list-style-type: none"> ▪ Rochford District Council Employment Land Study (2008). ▪ Rochford District Council Retail and Leisure Study (2008). 	

	new food store.			
5. Accessibility	The policy will have a long-term positive effect, as an enhanced retail offer will reduce the need for people to travel outside the AAP area to shop. The policy also seeks to improve pedestrian links throughout the AAP area, which will encourage walking and cycling.	+		
6. Biodiversity	No significant effects identified.	0		
7. Cultural Heritage	The effects of this policy are uncertain and will be dependent on the implementation of proposed development. There is the potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site, particularly during construction as a result of the movement of heavy vehicles. Conversely, there is also the potential for indirect positive effects on the setting of the historic buildings through improvements to the public realm and frontages that will arise as a result of contributions. Policies contained within the Core Strategy and Development Management DPDs will help to ensure that proposed development does not adversely affect any important local heritage. The Council also states within the adopted Core Strategy that it supports national policies that seek to protect Listed Buildings and will pay particular attention to retaining their character.	?	<ul style="list-style-type: none"> ▪ English Heritage: The National Heritage List for England. ▪ Rochford District Council Core Strategy DPD (adopted) Policy CP3 - Local List. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM7 - Local List. ▪ Rochford District Council Local List SPD. 	
8. Landscape & Townscape	The redevelopment of the Eldon Way Opportunity Site will have long-term positive effects on townscape. Improvements to the public realm set out by other AAP policies, which will also benefit the townscape, are reliant on planning obligations/contributions arising from the redevelopment of the Eldon Way Opportunity Site.	+		
9. Climate Change & Energy	An enhanced retail offer and increased availability of jobs has the potential to reduce the need for people to travel outside the AAP area to shop and work. This could result in small reduction in vehicular travel and therefore greenhouse gas emissions.	+	<ul style="list-style-type: none"> ▪ Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	
10. Water	There will be a small increase in water use as a result of proposed development; however, this is unlikely to result in any significant effects. The Core Strategy sets out the water efficiency requirements for all new non-residential developments.	?	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy Policy ENV10 - BREEAM. ▪ Essex Thames Gateway Water Cycle Study, Scoping Study (2009). 	

11. Land & Soil	Positive long-term benefits through the re-use of previously developed land.	+		
12. Air Quality	An enhanced retail offer and additional employment opportunities could help to reduce the number of people travelling outside the AAP area to shop and work. This could have a positive effect through a reduction in the number of vehicle trips. There is also the potential for short-term negative effects during construction; however, this can be mitigated through appropriate phasing and construction management plans.	?	<ul style="list-style-type: none"> ▪ Rochford District Council Core Strategy DPD Policy ENV5 - Air Quality. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM26 - Air Quality. 	It is recommended that air quality in the town centre is monitored, particularly at the SPA Road mini-roundabout.
13. Sustainable Design & Construction	Policy will have a positive effect against this SA objective as retail development will contribute positively towards the redevelopment of the Eldon Way Opportunity Site for a mix of uses.	+		
Summary:				
<p>This policy aims to increase the retail offer in Hockley, which will have a long-term positive effect on the local economy and employment through encouraging new and supporting existing businesses. It will also have positive effects for accessibility, climate change and communities, as an enhanced retail offer will reduce the need for people to travel outside the AAP area to shop. As identified in Policy 5, there is some potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site; however there is also the potential for improvements to the public realm and frontages that will arise as a result of contributions.</p>				

Policy 7 - Ensuring a healthy centre				
The Council will encourage appropriate development within Hockley centre that supports its vitality and viability.				
Within the centre's primary and secondary shopping frontages, as defined on the Hockley APP Proposals Map, a proposed change of use for non-retail (non-A1) purposes will be permitted where it would:				
<ul style="list-style-type: none"> a) Not have a detrimental impact on, or undermine, the predominance of A1 uses within the centre. b) Not create a cluster of similar non-A1 uses within a locality that undermines the retail character of the centre. c) Positively contribute to the overall offer and encourage people into the centre 				
SA Objective	Assessment of Effects		Evidence and Reference (where available)	Proposed and Potential Mitigation
Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)				
1. Balanced Communities	The policy supports the change of use of shopping frontages for non-retail purposes. This will have long-term positive benefits for balanced communities by ensuring there is an appropriate mix of uses within the town centre and by improving accessibility to non-retail uses, such as restaurants and pubs, which can provide opportunities for the community to interact and socialise.	+		
2. Healthy & Safe Communities	<p>Ensuring that there is an appropriate mix of uses will contribute to the delivery of high quality, safe and inclusive design. Improving accessibility to non-retail uses can also have positive benefits on health and well-being by giving the people the opportunity to relax and enjoy themselves.</p> <p>The presence of non-retail uses within the town centre has the potential to result in greater numbers of people in the evening/ night. This could have positive effects through increased passive surveillance of the town centre helping to reduce crime/ fear of crime. However, greater numbers of people in the evening/ night could have negative effects on the residents of the town centre through increased levels of noise pollution and anti-social behaviour, particularly if the change of use is for a pub or night club.</p>	+ ?	<ul style="list-style-type: none"> ▪ Rochford District Community Safety Partnership (2011) Annual Partnership Plan 2011/2012. 	It is recommended a change of use to a pub or club will only be permitted where it would not have a negative effect on the health and well-being of local residents through increased noise and disturbance.
3. Housing	No significant effects identified.	0		

4. Economy & Employment	The policy will help to support the vitality and viability of the Town Centre by encouraging an appropriate mix of uses. An increased range of services within the town centre will improve consumer choice as well as provide local employment opportunities. There will be significant long-term positive effects on the economy and employment.	++	<ul style="list-style-type: none"> Rochford District Council Development Management DPD (Preferred Options) Policy DM31 - Town Centre Shopping Frontages. 	
5. Accessibility	The policy will improve accessibility to non-retail uses and could have a positive benefit on the viability of public transport by focusing uses within the town centre; therefore reducing the number of trips generated.	+		
6. Biodiversity	No significant effects identified.	0		
7. Cultural Heritage	A change of use for non-retail purposes could potentially have negative effects on the historic environment depending on the location and change of use proposed. Policies contained within the Core Strategy and Development Management DPDs will help to ensure that proposed development does not adversely affect any important local heritage. The Council also states within the adopted Core Strategy that it supports national policies that seek to protect Listed Buildings and will pay particular attention to retaining their character.	?	<ul style="list-style-type: none"> English Heritage: The National Heritage List for England. Rochford District Council Core Strategy DPD (adopted) Policy CP3 - Local List. Rochford District Council Development Management DPD (Preferred Options) Policy DM7 - Local List. Rochford District Council Local List SPD. 	
8. Landscape & Townscape	Supporting the development of non-retail uses will ensure an appropriate mix of uses and contribute to the overall regeneration of the AAP area with long-term positive effects on townscape.	+		
9. Climate Change & Energy	Focusing retail and non-retail uses within the primary and secondary shopping frontages could help to improve the viability of public transport and reduce the number of vehicle trips generated. Positive effects through a reduction in greenhouse gas emissions.	+	<ul style="list-style-type: none"> Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	
10. Water	No significant effects identified.	0		
11. Land & Soil	The policy ensures the re-use of previously developed land, which will have long-term positive effects on land and soil.	+		
12. Air Quality	Focusing retail and non-retail uses within the primary and secondary shopping frontages could help to improve the viability of public transport and reduce the number of vehicle	+ ?		It is recommended that air quality in the town centre is monitored, particularly at the

	trips generated. However, this could also concentrate trip destinations within one location, which could result in localised air quality issues.			SPA Road mini-roundabout.
13. Sustainable Design & Construction	The policy supports a mix of uses in the town centre which will have a positive effect against this SA objective.	+		
<p>Summary:</p> <p>This policy allows for a change of uses from retail to non-retail uses, where that change would not be detrimental to other retail. The effect of the policy is to diversify the town centre offer, providing opportunities for uses such as pubs and restaurants. This may have major positive effects on the economy and employment, and positive effects for community and safety through encouraging a night-time economy. Increasing the diversity of land uses may also have positive effects for accessibility and climate change, through reducing the need to travel to other centres.</p>				

Policy 8 - Encouraging leisure opportunities				
The Council will support the location of leisure (D2) uses within the Eldon Way Opportunity Site, provided that such uses contribute positively towards its redevelopment for a mix of uses, including residential, retail, leisure and office.				
SA Objective	Assessment of Effects		Evidence and Reference (where available)	Proposed and Potential Mitigation
	Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1. Balanced Communities	Supporting the development of leisure uses will have a long-term positive effect on the community by providing areas for people to recreate and interact with one another.	+	<ul style="list-style-type: none"> ▪ Rochford District Local Strategic Partnership, The Sustainable Community Strategy 2010 - 2015. 	
2. Healthy & Safe Communities	Long-term positive effects on health and well-being through supporting the development of leisure uses.	+		
3. Housing	No significant effects identified.	0		
4. Economy & Employment	The development of additional leisure uses has the potential for a positive effect on the economy, the significance of which is dependent on the type of use developed.	+	<ul style="list-style-type: none"> ▪ Rochford District Council Retail and Leisure Study (2008). 	
5. Accessibility	The policy will have a positive effect on the accessibility of leisure facilities and could also help to reduce the number of people traveling outside the AAP area for recreation.	+		
6. Biodiversity	No significant effects identified.	0		
7. Cultural Heritage	The effects of this policy are uncertain and will be dependent on the implementation of proposed development. There is the potential for historic buildings along Spa Road to be affected by development at the Eldon Way Opportunity Site, particularly during construction as a result of the movement of heavy vehicles. Conversely, there is also the potential for indirect positive effects on the setting of the historic buildings through improvements to the public realm and frontages that will arise as a result of contributions. Policies contained within the Core Strategy and Development Management DPDs will help to ensure that proposed development does not adversely affect any important local heritage. The Council also states within the	?	<ul style="list-style-type: none"> ▪ English Heritage: The National Heritage List for England. ▪ Rochford District Council Core Strategy DPD (adopted) Policy CP3 - Local List. ▪ Rochford District Council Development Management DPD (Preferred Options) Policy DM7 - Local List. ▪ Rochford District Council Local List SPD. 	

	adopted Core Strategy that it supports national policies that seek to protect Listed Buildings and will pay particular attention to retaining their character.			
8. Landscape & Townscape	Supporting the development of new leisure uses will contribute to the redevelopment of the Eldon Way Opportunity Site, which will have long-term positive effects on townscape. Improvements to the public realm set out by other AAP policies, which will also benefit the townscape, are reliant on planning obligations/contributions arising from the redevelopment of the Eldon Way Opportunity Site.	+		
9. Climate Change & Energy	No significant effects identified.	0	<ul style="list-style-type: none"> ▪ Rochford District Council, Climate Change and Sustainability Strategy 2008 - 2013. 	
10. Water	No significant effects identified.	0		
11. Land & Soil	Positive long-term benefits through the use of previously developed land.	+		
12. Air Quality	No significant effects identified.	0		
13. Sustainable Design & Construction	Policy will have positive effects on this SA objective as new leisure uses will have to contribute positively towards the redevelopment of the Eldon Way Opportunity Site for a mix of uses.	+		
Summary:				
As for policy 7, this policy will help to diversify the existing offer in the town centre and help to reduce the need for journeys to other town centres. Encouraging new leisure facilities will have positive effects for communities through providing new spaces for people to interact and help to support community health through providing new opportunities to recreate. The local economy will also be supported through the creation of new jobs. As for other policies, some uncertainties are identified for cultural heritage.				