

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

**West Hockley – Option WH1**

	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH1 West Hockley</b>
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space and play space facilities to meet ongoing and future needs. The site is situated to the north of existing residential development and there are established facilities nearby including a school and community centre.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Development at this site would extend further to the north as opposed to WH3 away from the existing community. It would create an allocation of new residential development removed from the main settlement situated to the south, and would therefore not ensure the regeneration and enhancement of existing communities. If this site was to be brought forward, however, then the area between the south of the site and the north of Folly Chase should be designated existing residential development.
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this site, including a school and community centre to the east (although these are not directly accessible from Folly Lane or the site itself), as well as Hockley tennis club, Hockley golf range and Hockley Woods which are located to the south of the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space.
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road/Aldermans Hill. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.

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		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and opportunities to improve access to public transport provision and local services.
<b>Healthy &amp; Safe Communities</b>			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Development at this site would extend the residential development further to the north away from existing communities. The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. The location of this option, however, may not promote a sustainable community and a healthy and safe environment as opposed to WH2 or WH5 which are well related to the existing residential development. Nonetheless design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans route.

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		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.
	<b>Housing</b>		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities can be ensured through the provision of a range and affordability of housing.
		Will a mix of housing types and tenures be promoted?	This option can provide an appropriate range of housing types and tenure to meet local needs.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.
		Is there sustainable access to key services?	All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. Nevertheless there is a primary school and community centre to the east of the site, a large public open space (Hockley Woods) and leisure facilities in proximity to the site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located. The Core Strategy Submission Sustainability Appraisal, however, notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH1 West Hockley
	<b>Economy &amp; Employment</b>		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option is situated to the west of the centre of Hockley.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the centre of Hockley but is on the urban fringe to the west.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	This option would not lead to the loss of employment land, and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH1 West Hockley
	<b>Accessibility</b>		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This option extends further north than the other options for this general location, which may impact on the accessibility of the local community to the bus route along High Road/Aldermans Hill to the south of the site. Nevertheless, there may be opportunities to increase the availability of sustainable transport modes in this location. This option is in close proximity to a proposed Sustrans route and Greenway 16 to the south of the site, which has the potential to connect to Southend.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling. The site may be able to link to Folly Chase, although a road outside of the allocated area may be required. There is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH1 West Hockley
		Will it reduce the need to travel?	The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west. This option, however, extends further to the north away from this public transport route and local leisure opportunities than the other four options, the Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH1 West Hockley</b>
	<b>Biodiversity</b>		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. Part of a Local Wildlife Site/Ancient Woodland, however, bounds the north eastern corner of the site (R8. Hockleyhall/Crabtree Woods). Any development at this location would have to be carefully managed to avoid harm to this site. An area of public open space may be provided along the north eastern boundary of the site to provide a natural buffer between any development and this protected area. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. The Local Wildlife Site also extends across the railway line and is largely encompassed by the Upper Crouch Special Landscape Area.</p> <p>Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p>
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	<p>There is part of a Local Wildlife Site/Ancient Woodland which bounds the north eastern corner of the site (R8. Hockleyhall/Crabtree Woods) which would need to be considered with any development. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. A public open space buffer may mitigate potential impacts on species diversity. Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH1 West Hockley
		Will it maintain and enhance sites designated for their nature conservation interest?	Part of a Local Wildlife Site/Ancient Woodland bounds the north eastern corner of the site (R8. Hockleyhall/Crabtree Woods). Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. This option may increase the recreational pressure on the species present there and thus may have some impact on this designated area. This will need to be carefully considered with any development. Nevertheless public open space will be provided within this general location itself and so this may reduce recreational pressure on the existing Local Wildlife Site. It may also provide opportunities for new habitat creation and could facilitate species movement.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.



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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH1 West Hockley</b>
	<b>Cultural Heritage</b>		
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.
		Will it support locally-based cultural resources and activities?	No impact.
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). This option would have a greater negative impact on the open, rural nature of the area, than alternatives such as WH2 and WH5 which encompass previously developed land along Folly Lane. This option would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but would unnecessarily encroach into the Green Belt.
		Will it reduce the amount of derelict, degraded and underused land?	This option would not reduce the amount of derelict, degraded and underused land, compared to WH2 and WH5 which encompass an area of previously developed land along Folly Chase.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH1 West Hockley
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. None of the options for the west of Hockley propose potential options above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by residential development to the south, woodland to the west and north east and the train line to the north. It is likely that this option would be able to provide a defensible Green Belt boundary.</p> <p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location. This option is also in proximity to the Upper Crouch Special Landscape Area which is located to the north of the railway line.</p>
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.
<b>Climate Change &amp; Energy</b>			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not within an area at risk of flooding.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH1 West Hockley
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it reduce the risk of flooding?	The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH1 West Hockley
	<b>Land &amp; Soil</b>		
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option is situated on greenfield land.
		Will higher-density development be promoted where appropriate?	This option has a greater area than three of the four other options for this general location, which would result in lower density development and a less efficient use of land.
		Will soil quality be preserved?	The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	Greenfield land is not thought to be contaminated.
		Will the best and most versatile agricultural land be protected?	Whilst there would be a small loss of agricultural land, this option is grade 3 and thus its development would not lead to a loss of the highest quality agricultural land.
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this site.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH1 West Hockley</b>
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.

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**West Hockley – Option WH2**

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space and play space facilities to meet ongoing and future needs. The site is situated largely enclosed by existing residential development (although much of this is not designated as such) and there are established facilities nearby including a school and community centre.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option proposes the redevelopment of an existing employment use which is enclosed by residential development (although much of this is not designated as such), and would ensure the regeneration and enhancement of existing communities.
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this site, including a school and community centre to the east. These are not, however, directly accessible from Folly Lane or the site itself and this option is further to the west away from these facilities than WH1, WH3 and WH4. Local leisure facilities such as Hockley tennis club, Hockley golf range and Hockley Woods are located in close proximity to the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space.
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road/Aldermans Hill. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and opportunities to improve access to public transport provision and local services.
<b>Healthy &amp; Safe Communities</b>			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Development of this previously developed site would relate well to the existing residential development. This option does not extend as far west as WH5 but this would ensure the effective use of land as required by the NPPF. WH5 also encompasses existing dwellings and garden areas (which are not classified as previously developed land in the NPPF). The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. This option is well related to the existing residential development and would promote community cohesion and a healthy, safe and sustainable environment as opposed to WH1, WH3 or WH4, which are not so well related. Design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.

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		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans route.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.
	<b>Housing</b>		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.
		Will a mix of housing types and tenures be promoted?	This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.
		Is there sustainable access to key services?	All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. Nevertheless there is a primary school and community centre to the east of the site, a large area of public open space (Hockley Woods) and leisure facilities in proximity to the site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located. The Core Strategy Submission Sustainability Appraisal, however, notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
	<b>Economy &amp; Employment</b>		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option is situated to the west of the centre of Hockley.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the centre of Hockley but is on the urban fringe to the west.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	This option proposes the redevelopment of an existing employment use, which would lead to the loss of employment in the locality, but not a loss of employment land in the District, because it is not designated as such. This development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific and an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
	<b>Accessibility</b>		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This option is situated further to the west than WH1, WH3 and WH4. There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in close proximity to a proposed Sustrans route, an existing bus route along High Road/Aldermans Hill and Greenway 16 to the south, which has the potential to connect to Southend.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling. The site can link to Folly Lane and the wider highway network, and there is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
		Will it reduce the need to travel?	The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH2 West Hockley</b>
	<b>Biodiversity</b>		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. It is noted, however, that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This site is previously developed land, however, it is currently in use and so is unlikely to have any ecological value. There is a lagoon directly to the north of the site and a pond further to the north west, which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against. A public open space buffer may mitigate potential impacts on species diversity.
		Will it maintain and enhance sites designated for their nature conservation interest?	Unlike most of the other options for the west of Hockley, the site is not situated in immediate proximity to any areas designated for their ecological importance.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on previously developed land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH2 West Hockley</b>
	<b>Cultural Heritage</b>		
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland.  There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.
		Will it support locally-based cultural resources and activities?	No impact.
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The existing land use (a nursery) is considered to be an inappropriate use on the urban fringe. Reallocating this site for residential development would therefore contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe.
		Will it reduce the amount of derelict, degraded and underused land?	This option is previously developed land, and as opposed to WH1, WH3 and WH4, it may reduce the amount of derelict, degraded and underused land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. None of the options for the west of Hockley propose potential options above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by residential development to the west, east and south (although much of this is not designated as such and the site primarily bounds extensive garden areas). It is likely that this option would be able to provide a defensible Green Belt boundary.</p> <p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p>
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.
<b>Climate Change &amp; Energy</b>			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not within an area at risk of flooding.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it reduce the risk of flooding?	The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
	<b>Land &amp; Soil</b>		
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option would utilise previously developed land which is bounded by existing residential development to the south, east and west (although much of this is not designated as such). The redevelopment of this site as opposed to WH1, WH3 and WH4 would therefore preserve the openness and character of agricultural Green Belt land in the locality as well as provide an additional area of public open space.
		Will higher-density development be promoted where appropriate?	This option has a smaller area than three of the other four options for this general location, which would result in higher density development and a more efficient and effective use of land.
		Will soil quality be preserved?	This option is previously developed land.
		Will it promote the remediation of contaminated land?	It is uncertain whether the land is contaminated.
		Will the best and most versatile agricultural land be protected?	Development of this site would ensure that agricultural land in the locality is protected.
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this site.



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH2 West Hockley
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	There may be some constraints as the site is previously developed land, however, sustainable design and construction should still be viable and could be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.

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**West Hockley – Option WH3**

	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH3 West Hockley</b>
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space and play space facilities to meet ongoing and future needs. The site is situated to the north of existing residential development and there are established facilities nearby including a school and community centre.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	Development of this site would not extend as far north away from the existing community as WH1. It wraps around existing development including an employment use (which is not designated employment land). This option, however, would create an allocation of new residential development separate from the main settlement situated to the south, and would therefore not ensure the regeneration and enhancement of existing communities. If this site was to be brought forward, however, then the area between the south of the site and the north of Folly Chase should be designated existing residential development.
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this site, including a school and community centre to the east (although these are not directly accessible from Folly Lane or the site itself), as well as Hockley tennis club, Hockley golf range and Hockley Woods which are located to the south of the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road/Aldermans Hill. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and opportunities to improve access to public transport provision and local services.
<b>Healthy &amp; Safe Communities</b>			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. The location of this option, however, may not promote a sustainable community and a healthy and safe environment as opposed to WH2 or WH5 which are well related to the existing residential development. Nonetheless design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans route.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.
	<b>Housing</b>		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.
		Will a mix of housing types and tenures be promoted?	This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Is there sustainable access to key services?	All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. Nevertheless there is a primary school and community centre to the east of the site, a large public open space (Hockley Woods) and leisure facilities in proximity to the site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located. The Core Strategy Submission Sustainability Appraisal, however, notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).
<b>Economy &amp; Employment</b>			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option is situated to the west of the centre of Hockley.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the centre of Hockley but is on the urban fringe to the west.
		Does it promote a wide variety of jobs across all sectors?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Does it secure more opportunities for residents to work in the district?	This option would not lead to the loss of employment land, and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
<b>Accessibility</b>			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Aldermans Hill/High Road to the south of the site as well as a proposed Sustrans route and Greenway 16 to the south of the site, which has the potential to connect to Southend.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling. The site may be able to link to Folly Chase, although a road outside of the allocated area may be required. There is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.
		Will it reduce the need to travel?	The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west. Nevertheless the Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.
	<b>Biodiversity</b>		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. There is, however, part of a Local Wildlife Site to the north east of the site (R8. Hockleyhall/Crabtree Woods). Any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. The Local Wildlife Site also extends across the railway line and is largely encompassed by the Upper Crouch Special Landscape Area.</p> <p>Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p>
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	There is a pond to the south of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against. In addition any development at this location would have to be carefully managed to avoid harm to the Local Wildlife Site to the north east of the site (R8. Hockleyhall/Crabtree Woods). Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Will it maintain and enhance sites designated for their nature conservation interest?	There is a Local Wildlife Site to the north east of the site (R8. Hockleyhall/Crabtree Woods). Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. This option is not, however, located in immediate proximity to any other areas designated for their ecological importance.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.
<b>Cultural Heritage</b>			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.
		Will it support locally-based cultural resources and activities?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). This option would have a greater negative impact on the open, rural nature of the area, than alternatives such as WH2 and WH5 which encompass previously developed land along Folly Lane. This option would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but would unnecessarily encroach into the Green Belt.
		Will it reduce the amount of derelict, degraded and underused land?	This option would not reduce the amount of derelict, degraded and underused land, compared to WH2 and WH5 which encompass an area of previously developed land along Folly Chase.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (>5ha) and new settlements. None of the options for the west of Hockley propose potential options above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by residential development and employment use to the south and so would be less able to provide a robust and defensible Green Belt boundary compared to the previous two options for west Hockley (WH1 and WH2).  The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location. This option is also in proximity to the Upper Crouch Special Landscape Area which is located to the north of the railway line.
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH3 West Hockley</b>
	<b>Climate Change &amp; Energy</b>		
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not within an area at risk of flooding.
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it reduce the risk of flooding?	The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.
	<b>Land &amp; Soil</b>		
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option is situated on greenfield land.
		Will higher-density development be promoted where appropriate?	The site is smaller in size than the other four options for this general location. The development would have a greater density than these other options and would therefore ensure the efficient use of land.
		Will soil quality be preserved?	The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	Greenfield land is not thought to be contaminated.
		Will the best and most versatile agricultural land be protected?	Whilst there would be a small loss of agricultural land, this option is grade 3 and thus its development would not lead to a loss of the highest quality agricultural land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH3 West Hockley
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this site.
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.

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**West Hockley – Option WH4**

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space and play space facilities to meet ongoing and future needs. The site is situated to the north of existing residential development and there are established facilities nearby including a school and community centre.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site is bounded by a nursery, a Local Wildlife Site (R9. Folly Wood) and a primary school playing field. It is also adjacent to a small amount of residential development to the south west corner (these are garden areas only), but it may not therefore ensure the regeneration and enhancement of existing communities. This site presents accessibility issues. If this site was to be brought forward then access would have to be provided through the Local Wildlife Site (which is undesirable), through the nursery site to the west to connect with Folly Chase, or encroach further into the Green Belt to connect to Folly Chase from the north.
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this site, including a school and community centre, Hockley tennis club, Hockley golf range and Hockley Woods. However, compared to the other options for this general location, these facilities are much less accessible. Furthermore the centre of Hockley itself with its associated services and facilities is situated to the east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre, although these routes will be less accessible from this site. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space. Given the accessibility issues presented by this option, it may not therefore ensure equal opportunities and that all sections of the community are catered for.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities although these are likely to be less accessible from this site as opposed to the other options for this general location. Essential services may therefore be less accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and potential opportunities to improve access to public transport provision and local services, although this option in itself presents greater accessibility issues as opposed to the other options for the west of Hockley.
	<b>Healthy &amp; Safe Communities</b>		
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. The location of this option, however, may not promote a sustainable community and a healthy and safe environment as opposed to WH2 or WH5 which are well related to the existing residential development and have good access to the existing highway network. Nonetheless design of the development will be determined through the development management process.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		Will it improve health and reduce health inequalities?	Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which would be less accessible to the site as opposed to the other options. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	The proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend and the proposed Sustrans route would be less accessible from this site as opposed to the other options.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.
<b>Housing</b>			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities may be ensured through the provision of a range and affordability of housing, although this may be constrained by the size of the site.
		Will a mix of housing types and tenures be promoted?	This option may be able to provide an appropriate range of housing types and tenure to meet local needs, although this may be constrained by the size of the site.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		Is there sustainable access to key services?	All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. This option in particular presents accessibility issues. A primary school and community centre to the east of the site, a large area of public open space (Hockley Woods) and leisure facilities would be less accessible from this site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located, which may be less accessible. The Core Strategy Submission Sustainability Appraisal, however, notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).
<b>Economy &amp; Employment</b>			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option is situated to the west of the centre of Hockley.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby although these may be less accessible from this option as opposed to other options for this general location.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the centre of Hockley but is on the urban fringe to the west.
		Does it promote a wide variety of jobs across all sectors?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		Does it secure more opportunities for residents to work in the district?	This option would not lead to the loss of employment land, and the scale of this development has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
<b>Accessibility</b>			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Aldermans Hill/High Road to the south of the site, although as previously noted, this option would present more access issues than the other four options.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		<p>Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?</p>	<p>There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proposed Sustrans route and Greenway 16 have the potential to encourage walking and cycling, although they may be less accessible from this site. The site, however, presents accessibility issues and if it was to be brought forward then access would have to be provided through the Local Wildlife Site (which is undesirable), through the nursery site to the west to connect with Folly Chase, or encroach further into the Green Belt to connect to Folly Chase from the north. Such options for accessing this site would have a negative impact on the integrity of the Green Belt, result in the severance of a Local Wildlife Site or encroach on an employment use, and may consequently have wider accessibility and traffic implications. There is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.</p>
		<p>Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?</p>	<p>The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area public open space in proximity to the site, and there are established facilities nearby including a school and a community centre although due to the location of this site, these are likely to be less accessible from this site as opposed to the other options for this general location. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which has the potential to ensure access for those without private transport, although again these may be less accessible from this site as opposed to the other options, and may therefore contribute less to reducing social exclusion.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		Will it reduce the need to travel?	The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre, although these are likely to be less accessible from this site as opposed to the other options. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged if the access issues are overcome.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west. Nevertheless the Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This may enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley, if the access issues can be overcome. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling if appropriate links to the existing highway network could be established.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
	<b>Biodiversity</b>		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	<p>This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. This option is bounded by a Local Wildlife Site to the south (R9. Folly Wood) and is in proximity to other Local Wildlife Sites - R11. Bett's Wood to the east and R8. Hockleyhall/Crabtree Woods further to the north west. Any development at this location would have to be carefully managed to avoid harm to these Local Wildlife Sites. An area of public open space may be provided along the southern boundary of the site to provide a natural buffer between any development and this protected area (R9. Folly Wood). Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact.</p> <p>Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p>
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	<p>There may be some impact on the Local Wildlife Site to the south which has biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. An area of public open space to the south of this site may help mitigate any potential impact of development.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		Will it maintain and enhance sites designated for their nature conservation interest?	This site is bounded by a Local Wildlife Site to the south (R9. Folly Wood) and is in proximity to other Local Wildlife Sites - R11. Bett's Wood to the east and R8. Hockleyhall/Crabtree Woods further to the north west. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. This option may increase the recreational pressure on the species present there and thus may have some impact on this designated area. This will need to be carefully considered with any development. Nevertheless public open space will be provided within this general location itself and so this may reduce recreational pressure on the existing Local Wildlife Site. It may also provide opportunities for new habitat creation and could facilitate species movement.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH4 West Hockley</b>
	<b>Cultural Heritage</b>		
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.
		Will it support locally-based cultural resources and activities?	No impact.
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	This option is situated on grade 3 agricultural land (SEA Baseline Information Profile). This option would have a greater negative impact on the open, rural nature of the area, than alternatives such as WH2 and WH5 which encompass previously developed land along Folly Lane. This option would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe, but would unnecessarily encroach into the Green Belt.
		Will it reduce the amount of derelict, degraded and underused land?	This option would not reduce the amount of derelict, degraded and underused land, compared to WH2 and WH5 which encompass an area of previously developed land along Folly Chase.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	<p>This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (&gt;5ha) and new settlements. None of the options for the west of Hockley propose potential options above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by a nursery, a Local Wildlife Site (R9. Folly Wood) and a primary school playing field. It is also adjacent to a small amount of residential development to the south west corner (these are garden areas only) and so would be able to provide a robust and defensible Green Belt boundary.</p> <p>The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.</p>
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.
<b>Climate Change &amp; Energy</b>			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not within an area at risk of flooding.



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it reduce the risk of flooding?	The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH4 West Hockley
	<b>Land &amp; Soil</b>		
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option is situated on greenfield land.
		Will higher-density development be promoted where appropriate?	The site is the third smallest of the five options for this general location. The development would therefore be more dense than WH1 and WH5 and would ensure a more efficient use of land.
		Will soil quality be preserved?	The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	Greenfield land is not thought to be contaminated.
		Will the best and most versatile agricultural land be protected?	Whilst there would be a small loss of agricultural land, as stated, it is grade 3 and thus its development would not lead to a loss of the highest quality agricultural land.
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport, although these are likely to be less accessible from this site as opposed to the other options for this general location. There are limited opportunities to reduce the need to travel to these local services in this locality, the provision of public transport may have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this site.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH4 West Hockley</b>
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	The lack of constraints on site mean that sustainable design and construction will be viable and can also be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.

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**West Hockley – Option WH5**

	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH5 West Hockley</b>
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required public open space and play space facilities. The site is largely enclosed by existing residential development to the south and Church Road to the west, and there are established facilities nearby including a school and community centre.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option proposes the redevelopment of an existing employment use which is previously developed land, but it extends further west than WH2 to encompass residential development (including existing dwellings and garden areas). Gardens areas are not considered to be previously developed land according to the NPPF. It would not promote the regeneration and enhancement of existing communities.
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this site, including a school and community centre to the east. These are not, however, directly accessible from Folly Lane or the site itself and this option is further to the west away from these facilities than WH1, WH3 and WH4. Local leisure facilities such as Hockley tennis club, Hockley golf range and Hockley Woods are located in close proximity to the site. The centre of Hockley itself, however, with its associated services and facilities is situated further away to the south east of the site. There is a bus route along Main Road/Aldermans Hill which can provide an alternative mode of transportation to Hockley centre. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community. It will provide public open space and play space.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road/Aldermans Hill. Essential services may therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside public open space and play space and opportunities to improve access to public transport provision and local services.
<b>Healthy &amp; Safe Communities</b>			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	Development at this previously developed site would adjoin the existing residential development, although this option extends further west than WH2 and encompasses several existing dwellings and garden areas (which are not classified as previously developed land in the NPPF). The site does not have good links to the centre of Hockley, although there is an existing bus route to the south to connect the local community with Hockley centre. This option is well related to the existing residential development and would promote community cohesion and a healthy, safe and sustainable environment as opposed to WH1, WH3 or WH4, which are not so well related. Design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Accessible public open space will be provided within the development, and there is a large area of public open space (Hockley Woods) to the south of this general location, which is accessible to the site. Hockley tennis club and Hockley golf range are also in proximity to the site, and have the potential to improve health and reduce health inequalities.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proposed public open space incorporated into the development would promote informal recreation and may also encourage healthy, active lifestyles. The proximity of the site to Hockley Woods, Hockley tennis club and Hockley golf range would also encourage informal recreation.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This site is situated near a proposed Greenway (Greenway 16) in Hockley Woods running through the Upper Roach Valley Special Landscape Area towards Southend. The site is also in close proximity to the proposed Sustrans route.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.
	<b>Housing</b>		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities can be ensured through the provision of a range and affordability of housing.
		Will a mix of housing types and tenures be promoted?	This option can provide an appropriate range of housing types and tenure to meet local needs.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Is there sustainable access to key services?	All of the options for Hockley are situated away from the centre which will have an impact on sustainable access to key services. Nevertheless there is a primary school and community centre to the east of the site, a large area of public open space (Hockley Woods) and leisure facilities in proximity to the site. There is also a bus route to the south along High Road/Aldermans Hill which runs east to the centre of Hockley, where other local services are located. The Core Strategy Submission Sustainability Appraisal, however, notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).
<b>Economy &amp; Employment</b>			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	This option is situated to the west of the centre of Hockley.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	This option would provide public open space and play space to meet the needs of the local community. Other local services which meet the needs of the entire community are situated in the centre of Hockley, although leisure facilities and a large area of public open space are situated in proximity to the site. A primary school and community centre are also located nearby.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the centre of Hockley but is on the urban fringe to the west.
		Does it promote a wide variety of jobs across all sectors?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Does it secure more opportunities for residents to work in the district?	This option proposes the redevelopment of an existing employment use, which would lead to the loss of employment in the locality, but not a loss of employment land in the District, because it is not designated as such. This development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific and an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
<b>Accessibility</b>			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This option is situated further to the west than WH1, WH3 and WH4. There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in close proximity to a proposed Sustrans route, an existing bus route along High Road/Aldermans Hill and Greenway 16 to the south, which has the potential to connect to Southend.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	There is an existing bus route to the south of the site along High Road/Aldermans Hill which connects to the centre of Hockley to the east has the potential to encourage people to use alternative modes of transportation. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling. The site can link to Folly Lane and the wider highway network, and there is potential to improve public transport links in the locality. Although the centre of Hockley and train station etc. are less accessible from this general location, as recognised in the Sustainability Appraisal for the Core Strategy, the general locations identified are considered to be the most sustainable given the alternatives.



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although the site is situated away from the centre of Hockley there is an existing bus route as well as potential routes to encourage walking and cycling to these local services, which would ensure access for those without private transport and may therefore positively contribute to reducing social exclusion.
		Will it reduce the need to travel?	The centre of Hockley is situated to the east of this option, providing a range of local services including jobs, shopping and health facilities, and so the location of this site may not reduce the need to travel. There are, however, several leisure facilities and a large area of public open space in proximity to the site, and there are established facilities nearby including a school and a community centre. There is an existing bus route along High Road/Aldermans Hill and opportunities to encourage walking and cycling (through the proposed greenway and Sustrans route, respectively). Although this option may not reduce the need to travel to local services, the use of sustainable modes of transportation may be encouraged.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option is situated to the west of Hockley where there are limited local services nearby, and there is an existing public transport route providing access to Hockley centre to the east or Rayleigh town centre to the west. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route to the south of the site along High Road/Aldermans Hill connects to the centre of Hockley to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the centre of Hockley. The existing bus route also connects to the wide range of services within Rayleigh town centre situated to the west. The proximity of the site to the proposed Sustrans route and Greenway 16 may also encourage walking and cycling.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The west of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.
<b>Biodiversity</b>			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This general location to the west of Hockley is not in proximity to the District's estuaries or salt marshes. It is noted, however, that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south of this option. Although this is a landscape quality designation rather than an indication of ecological value, this Special landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	Much of this site is previously developed land, however, it is currently in use and so is unlikely to have any ecological value. There is a lagoon directly to the north of the site and a pond further to the north west, which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against. A public open space buffer may mitigate potential impacts on species diversity. Some of this site also encompasses garden areas which have the potential to have ecological value. This would need to be considered if this option is taken forward.
		Will it maintain and enhance sites designated for their nature conservation interest?	Unlike most of the other options for the west of Hockley, the site is not situated in immediate proximity to any areas designated for their ecological importance.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on previously developed land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option includes the provision of public open space, which may facilitate species movement and colonisation. There is potential for new habitat creation in this area.
<b>Cultural Heritage</b>			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This general location is situated within Historic Environment Character Zone 33 (Rochford District Historic Environment Characterisation Project). The zone contains low density residential housing, with the original village church and manor of Hockley, within a network of open fields and ancient woodland. There may be some archaeological deposits (there is likely to be evidence of multi-period occupation) within this general area, however, few archaeological deposits have been recorded largely due to the lack of development. This will need to be taken into consideration with any development taken forward. There are no Listed Buildings in proximity to the site.
		Will it support locally-based cultural resources and activities?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Public open space will be allocated within this development, which would provide accessible green space in this area. Play space will also be provided.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The existing land use (a nursery) is considered to be an inappropriate use on the urban fringe. Reallocating this site for residential development would therefore contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe.
		Will it reduce the amount of derelict, degraded and underused land?	This option is previously developed land, and as opposed to WH1, WH3 and WH4, it may reduce the amount of derelict, degraded and underused land. This option also encompasses residential development to the west, which as opposed to WH2 would not ensure the efficient use of land in this location.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. This character area is highly sensitive to major urban extensions (>5ha) and new settlements. None of the options for the west of Hockley propose potential options above 3ha. Nevertheless it is important that a defensible boundary can be maintained. The site is bounded by residential development to the south, Church Road and gardens areas to the west and tree belts to the east. It is likely that this option would be able to provide a defensible Green Belt boundary.  The Upper Roach Valley Special Landscape Area is situated to the south of this option, which is a landscape quality designation. This Special Landscape Area encompasses Hockley Woods (which is an important area of Ancient Woodland). The recreational pressure on this area may increase with any development in this location.
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option WH5 West Hockley</b>
	<b>Climate Change &amp; Energy</b>		
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not within an area at risk of flooding.
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage. It is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	The site has the capacity to include Sustainable Drainage Systems (SUDs), however, it is uncertain whether the size of the site would have an impact on the viability of some measures.
		Will it reduce the risk of flooding?	The site is not in proximity to an area at risk of flooding. A range of SUDs are available which can be used to manage excess surface water.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.
<b>Land &amp; Soil</b>			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option would utilise previously developed land, but given the dwelling requirements for this location, the inclusion of existing residential development (and residential dwelling in the Green Belt) to the west, this would not ensure the efficient use of previously developed land and would not preserve the openness of Green Belt land in the locality.
		Will higher-density development be promoted where appropriate?	This is the largest of the five options for this general location. The development would be less dense than the other options and would therefore not ensure the efficient and effective use of land.
		Will soil quality be preserved?	This option is previously developed land.
		Will it promote the remediation of contaminated land?	It is uncertain whether the land is contaminated.
		Will the best and most versatile agricultural land be protected?	Development of this site would ensure that agricultural land in the locality is protected.
<b>Air Quality</b>			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are a range of local services located within the centre of Hockley to the east of the site, and there is an existing bus route to the south of the site along High Road/Aldermans Hill which provides access to this area for those without private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are several leisure facilities in close proximity to the site and a large area of public open space as well as a primary school and a community centre nearby.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option WH5 West Hockley
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this site.
<b>Sustainable Design &amp; Construction</b>			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	There may be some constraints as the site is previously developed land, however, sustainable design and construction should still be viable and could be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.