

Rochford District Council

Draft Core Strategy DPD

Regulation 25 Version

**Strategic Environmental Assessment
And Sustainability Appraisal**

Technical Annex Part 1

Prepared for Rochford District Council

By

Essex County Council

Sustainability Objective	Option A - Relaxation of greenbelt policy, leading to more development opportunities in the greenbelt, particularly for leisure and tourism.			• Option B – No strategic gaps, allowing coalescence in areas where the greenbelt performs only a token purpose.				
	Performance Short, Medium and Long Term			Commentary/ Explanation	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective 1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	?	?	?	Option A seeks to relax the greenbelt policy throughout the District of Rochford, the 5 purposes of the including land in greenbelts include; <ul style="list-style-type: none"> • “To check the unrestricted sprawl of large built up areas; • To prevent neighbouring towns from merging into one another; • To assist in safeguarding the countryside from encroachment; • To preserve the setting and special character of historic towns; and 	0	0	0	Option B proposes to adopt no strategic gaps allowing coalescence in areas where the greenbelt performs a token purpose. Strategic Gaps were referred to in Planning Policy Guidance 7 The Countryside (1997), it made clear that strategic gaps and green wedges are local countryside designations which perform a lesser degree of restraint than greenbelts. They were utilised therefore to preserve the character of historic towns and cities. It is however concluded that the impact of such development on crime and disorder is dependent upon the type, scale, and accessibility of the site, therefore this policy has

			<ul style="list-style-type: none"> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 1995, Para 1.5). <p>The nature of the relaxed greenbelt policy is not clearly identified therefore it is difficult to determine the extent of the effect. Option A states that the relaxed greenbelt shall be particularly applicable for leisure and tourism facilities and services. Consequently the relaxed greenbelt controls may increase the quantity of development within rural areas throughout the District. Therefore greenfield land development, particularly for leisure and tourism is anticipated to increase, reducing the incentive to encourage developers to utilise Brownfield land in urban areas which makes an important contribution to regeneration. By reducing the incentive to build on previously developed land and increasing leisure and tourism activities within the greenbelt it is likely that facilities and services will not be adequately accessible be all. Thus it may be detrimental as there is a reduced incentive to regenerate urban areas, which may increase crime and fear of crime. The Office of the Deputy Prime Minister (2004) published a document entitled ‘Safer Places The Planning System and Crime Prevention’ which sought to identify 7 attributes that are related to crime prevention</p>				no impact on this objective. Development policies contained within the Core Strategy should seek to adopt crime mitigation measures.
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				<p>for the development of a sustainable community. An important attribute related to the relaxation of the greenbelt policy is the impact it will have upon activity. Activity with regard to crime prevention is defined as “places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times” (ODPM, 2004, 36). Relaxation of greenbelt policy may result in a reduction of activity in urban centres within the District of Rochford, and therefore increase the incidence and fear of crime.</p> <p>However if the policy remained reasonably restrictive it is likely that only certain types of development, particularly leisure and tourist developments would be permitted in the greenbelt, therefore may have a limited impact on urban crime rates.</p> <p>It is concluded that the impact on crime is dependent upon the level of relaxed greenbelt policy.</p>				
3). Protect and enhance the Greenbelt throughout the District of Rochford.	X	X	X X	<p>Option A seeks to promote the relaxation of greenbelt policy and therefore reduce the level of protection evident in the greenbelt. The objectives of the greenbelt identified in Planning Policy Guidance 2 – Greenbelts includes;</p>	X	X	X	<p>Option B seeks to adopt no strategic gaps and allow coalescence in areas where the greenbelt performs only a token purpose. The purpose of a greenbelt is to;</p> <ul style="list-style-type: none"> to provide opportunity for access to an open countryside for the urban population;

			<ul style="list-style-type: none"> • to provide opportunity for access to an open countryside for the urban population; • to provide opportunity for outdoor sport and outdoor recreation near urban areas; • to retain attractive landscapes and enhance landscapes near to where people live; • To improve damaged and derelict land around towns; • To secure nature conservation interest; and • To retain land in agricultural, forestry and related uses. <p>Planning Policy Guidance 2 – Greenbelts was published in 1995, and in recent years there has been pressure to modernise greenbelt policy. There are a range of issues that have prompted this alteration in the greenbelt policy. However with regard to the weakening of greenbelt policy within the District of Rochford there is likely to be an increasingly negative impact. Within the District of Rochford as much as 30% of the agricultural land is Grade 1 and 2 this land is predominately located east of Hawkwell, Rochford and Eastwood stretching north towards Canewdon and Ashingdon, and east to North Shoebury, Barling and Paglesham. Furthermore throughout the District there are</p>				<ul style="list-style-type: none"> • to provide opportunity for outdoor sport and outdoor recreation near urban areas; • to retain attractive landscapes and enhance landscapes near to where people live; • To improve damaged and derelict land around towns; • To secure nature conservation interest; and • To retain land in agricultural, forestry and related uses. <p>Option B aims to facilitate some development in areas where the role of the greenbelt is minor, and therefore where the greenbelt is continuing to protect the countryside and character of the rural environment protection will continue to be maintained. However as this objective seeks to protect and enhance the greenbelt this policy may be somewhat detrimental to this objective.</p>
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				large designated sites, it is therefore concluded that any revision to greenbelt policy may have detrimental impact on these areas and development will encroach on the quality countryside evident in Rochford.				
4). To provide everybody with the opportunity to live in a decent home.	✓	✓✓	✓✓	Option A seeks to promote development within the greenbelt particularly for leisure and tourism. However some housing development may well be permitted. Currently 67% of persons living concealed households are unable to afford privately rented accommodation, while 75% of the population are unable to buy a property even though almost 40% of concealed household persons earn over £25, 000 per annum. Evidence from the baseline data demonstrates that there is an inadequate supply of affordable dwellings in the District. It is therefore concluded that the relaxation of greenbelt may increase the quantity of housing development within the district therefore providing more lower cost housing for those currently unable to access the housing market.	✓	✓	✓	<p>Option B seeks to adopt no strategic gaps and allow coalescence in areas where the greenbelt performs only a token purpose. The purpose of a greenbelt is to;</p> <ul style="list-style-type: none"> • to provide opportunity for access to an open countryside for the urban population; • to provide opportunity for outdoor sport and outdoor recreation near urban areas; • to retain attractive landscapes and enhance landscapes near to where people live; • To improve damaged and derelict land around towns; • To secure nature conservation interest; and • To retain land in agricultural, forestry and related uses. <p>Option B aims to facilitate some development in areas where the role of the greenbelt is minor, and therefore where the greenbelt is continuing to play a prominent role in the protection of the countryside and character of the rural environment protection will continue to be maintained. Within the District of Rochford the</p>

							<p>greenbelt surrounds the main urban conurbations. The strategic gaps (demonstrated in appendix 1 of the Draft Core Strategy) are predominately located in urban centres in the west of the district including Rawreth, Rayleigh, Eastwood, Hockley, Hawkwell, and in the south east of the district within Great Wakering and North Shoebury. It is perceived that no strategic gaps and allowing coalescence in certain locations may contribute positively to the delivery of a decent home for all. Current baseline information demonstrates that within the District of Rochford annually 393 affordable housing units are needed, 291 more than existing supply. Furthermore the 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. It is therefore concluded that by increasing the proportion of land that may be utilised for development that more residential dwellings may be constructed to aid in meeting demand.</p> <p>Furthermore appendix 1 demonstrates the approximate location of strategic gaps, and indicates that they are located on the edge of urban centres, furthermore option B also seeks to allow coalescence in areas where the greenbelt performs only a token purpose. It is therefore anticipated that because development would be encouraged in close proximity to urban areas that any new residential dwellings will be in close proximity to employment opportunities, community</p>
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								services and facilities and transportation compared to development on more remote greenbelt locations.
5). To promote town centre vitality and viability.	X	X	X	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>Clearly a relaxation of greenbelt policy will result in the development on Greenfield land and discourage redevelopment and regeneration within urban centres.</p>	✓	✓	✓	Option B seeks to adopt no strategic gaps and allow coalescence in areas where the greenbelt performs only a token purpose. Planning Policy Statement 6 seeks to ensure the vitality and viability of town centres is promoted through ‘focusing development in such centres’ (ODPM, 2005, 5). This policy seeks to facilitate development within Greenfield sites in close proximity to the urban areas within Rochford. Thus the adoption of this policy may reduce the encouragement to develop on Brownfield land, and therefore development may not be focused within town centres. However the option does seek to promote development on the edges of the main conurbations within the District of Rochford facilitating growth of the town centres by seeking to ensure that development is in close proximity to existing services, and transportation interchanges, than facilitating development in more remote parts of the greenbelt.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part	?	?	?	One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas including 2 RAMSARS, 3 SSSI’s, 175.87	✓	✓	✓	One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas including 2 RAMSARS, 3 SSSI’s, 175.87 hectares of ancient woodland, 59

of social, environmental and economic development.				<p>hectares of ancient woodland, 59 County Wildlife Sites and Hockley Woods. Currently the greenbelt surrounds the main urban areas within the District of Rochford, and includes all of the rural areas in the District.</p> <p>The nature and the extent of the relaxation in Greenfield policy is not adequately outlined, therefore it is difficult to determine whether the relaxation of greenbelt policy is an integral part of the future social, environmental and economic development or whether the relaxation of greenbelt policy is to such an extent that may be detrimental to the physical environment.</p>				<p>County Wildlife Sites and Hockley Woods. Currently the greenbelt surrounds the main urban areas within the District of Rochford, and includes all of the rural areas in the District. The strategic gaps outlined in appendix 1 do not impact negatively on the internationally, nationally, regionally and locally designated natural sites of importance. Option B would therefore facilitate development on Greenfield sites in close proximity to urban areas. It is therefore concluded that this option would seek to facilitate development that is integral to the economic and social development of the District. Although it would be detrimental to Greenfield land it is only permitted within the strategic gap locations and parts of the greenbelt that play a 'token purpose'.</p>
7). To promote more sustainable transport choices both for people and moving freight.	X	X	X	<p>Relaxation in greenbelt policy particularly for leisure and tourism is likely to pose a particular problem for the promotion of sustainable transportation. Clearly a relaxation in greenbelt policy is likely to facilitate development within the rural areas of the district. Option A seeks to promote leisure and tourism development which may attract large volumes of people into the countryside, in comparison to urban centres such as Rayleigh and Rochford the frequency and number of public transport services is much less. It is therefore likely that relaxation of greenbelt policy may result in an increase in utilisation of less sustainable transportation</p>	✓	✓	✓	<p>Option B seeks to adopt no strategic gaps and allow coalescence in areas where the greenbelt performs only a token purpose. Currently the majority of the population (64.8%) that reside within the District of Rochford commute to their place of employment by private motor vehicle (car, taxi and motorbike). The option fails to indicate where the relaxation of greenbelt policy would be appropriate however the approximate location of the strategic gaps is delineated within appendix 1. Appendix 1 demonstrates that the strategic gaps were predominately located on the edge of urban centres, furthermore it is anticipated that areas where the greenbelt is delivering only a token purpose should be</p>

				modes, such as the private car to access rural services and facilities.				predominately located on the edge of urban areas. The new development shall therefore be in close proximity to the urban areas where the frequency and variation in the type of sustainable modes available are more concentrated. Furthermore by concentrating development surrounding existing urban areas is likely to contribute positively to the delivery of a more frequent and reliable public transportation service by increasing the critical mass of the population making it more economically viable for bus operating companies to supply more services, which may enhance patronage uptake. Clearly this option seeks to prevent new development in more remote and less accessible locations; therefore it may indirectly promote the utilisation of sustainable transportation modes.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	X	X	X	Relaxation in greenbelt policy particularly for leisure and tourism is likely to pose a particular problem for the promotion of sustainable transportation. Clearly a relaxation in greenbelt policy is likely to facilitate development within the rural areas of the district. Option A seeks to promote leisure and tourism development which may attract large volumes of people into the countryside, in comparison to urban centres such as Rayleigh and Rochford the frequency and number of public transport services is much less. It is therefore likely that relaxation of greenbelt policy may result in an increase	✓	✓	✓	Option B seeks to ensure that strategic gaps will no longer be promoted and that where the greenbelt provides only a token purpose coalescence shall be permitted. Planning Policy Guidance 13 – Transport (1994) cites that local authorities should “actively manage the a pattern of public transport ... accommodate housing principally within existing urban areas” (ODPM, 1994, Para 6). Option B seeks to facilitate development on the edge of the principle urban centres throughout the District of Rochford. Although development within existing centres would be a more sustainable option, it is not always possible to facilitate growth on such sites.

				in utilisation of less sustainable transportation modes, such as the private car to access rural services and facilities.				Therefore it deemed that allowing development in the strategic gaps and where the greenbelt performs a token purpose seeks to deliver development on the edge of main conurbations. Urban centres such as Rochford and Rayleigh contain a range of employment, community facilities and recreational services and are more accessible by a choice mode of sustainable transportation.
9). To improve the education and skills of the population.	?	?	?	<p>At present within the district of Rochford only 55.4% of the districts 15 year olds in local authority schools are achieving 5 or more GCSE's at A*-C equivalent. The relaxation of greenbelt policy may facilitate private, public and voluntary sector organisations in the greenbelt providing educational facilities and services that are accessible to persons residing and working within the rural areas throughout the District of Rochford.</p> <p>However option A may also pose a more detrimental effect by depleting the natural physical and historical landscape heritage that the Rochford District is famous for by facilitating development within the more rural areas. Therefore reducing the future educational value of the rural character in the District.</p> <p>It is concluded that because option A fails to address the nature of the relaxed greenbelt policy extent it is difficult to determine</p>	?	?	?	<p>At present within the district of Rochford only 55.4% of the districts 15 year olds in local authority schools are achieving 5 or more GCSE's at A*-C equivalent. Option B fails to explicitly refer to the precise nature of the development that would be permitted within the strategic gaps and areas where the greenbelt plays a 'token purpose'. It is therefore difficult to establish whether it would improve the educational attainment of persons residing and working within the District of Rochford.</p>

				whether there will be enough protectionist policies to preserve the historic character to enhance education and skills of the local community.				
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	?	?	?	Throughout the District of Rochford there are 331 listed buildings and 1126 archaeological records which includes 5 scheduled monuments, they are distributed throughout the District of Rochford in the urban centres and rural areas. Therefore some are within the greenbelt a relaxation of greenbelt policy may therefore alter the character of the countryside, dependent upon the degree to which the modernised policy seeks to ensure development is in keeping with the existing environment and land use.	?	?	?	Throughout the District of Rochford there are 331 listed buildings and 1126 archaeological records which includes 5 scheduled monuments, they are distributed throughout the District of Rochford in the urban centres and rural areas. The Department of Culture, Media and Sports widened the definition of culture to include activities such as shopping and the cinema. Option B does seek to facilitate development on the outskirts of existing development which may enhance the economic viability of providing such activities within the existing urban areas by increasing the critical mass of the population to facilitate such developments. However the implementation of this option may also pose to be detrimental to the viability of cultural facilities and services for the local population as it may reduce the incentive for development within the existing urban centres. It is therefore concluded that the impact of this option is uncertain as there is a current lack of detail outlined in the explanation for the option.
11). To maintain and enhance the quality of landscapes	?	?	?	Option A proposes a relaxation of greenbelt policy this alteration in policy focus may impact on the countryside landscape and the townscape within the main urban centres throughout the district. One of the principle	?	?	?	Option B proposes to permit development within the greenbelt where it performs a relatively 'token purpose'. The objectives of the greenbelt identified in Planning Policy Guidance 2 – Greenbelts includes;

<p>and townscapes.</p>			<p>purposes of a greenbelt is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (OPPM, 1995). This encouragement is deemed to be provided by seeking to restrict the utilisation of Greenfield land adjacent to main urban areas, therefore encouraging development on previously developed and vacant land within urban areas. Thus the quality of the townscape may deteriorate by a relaxation of greenbelt policy by seeking to facilitate development within Greenfield sites more easily. However the degree to which the relaxation of greenbelt policy will impact upon the townscape of local urban centres is dependent upon the nature and extent of the relaxed policy.</p> <p>Similarly the impact on the landscape character of the countryside may be altered by a relaxation in greenbelt policy. This is because it will facilitate development in rural areas which may impact upon the nature of the countryside; clearly the degree of the effect will be dependent upon the nature of the relaxation in the greenbelt policy.</p>			<ul style="list-style-type: none"> • to provide opportunity for access to an open countryside for the urban population; • to provide opportunity for outdoor sport and outdoor recreation near urban areas; • to retain attractive landscapes and enhance landscapes near to where people live; • To improve damaged and derelict land around towns; • To secure nature conservation interest; and • To retain land in agricultural, forestry and related uses. <p>Therefore although it may be regarded that the greenbelt is performing a relatively minor role it has been designated to amongst other things ensure the maintenance of the attractive rural landscape and prevent coalescence between urban centres. Development within such areas may therefore reduce the landscapes quality.</p> <p>Furthermore the strategic gaps are local countryside designations which seek to protect the rural character evident in certain areas. Therefore development in such areas may therefore reduce the landscape quality of that location.</p> <p>However with regards to the impact of adopting this option on the entire District of Rochford, it</p>
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								may be more feasible to facilitate development adjacent to existing urban centres, rather than permit development in more remote locations which may have an even greater negative impact upon the landscape. However it is difficult to establish the impact on the townscape and landscape as it is dependent upon the degree of development intensity, the type of development permitted and the spatial extent of the development permitted.
12). To reduce contributions to climatic change.	?	?	?	Relaxation in greenbelt policy particularly for leisure and tourism is likely to pose a particular problem for the promotion of sustainable transportation. Clearly a relaxation in greenbelt policy is likely to facilitate development within the rural areas of the district. Option A seeks to promote leisure and tourism development which may attract large volumes of people into the countryside, in comparison to urban centres such as Rayleigh and Rochford the frequency and number of public transport services is much less. It is therefore likely that relaxation of greenbelt policy may result in an increase in utilisation of less sustainable transportation modes, such as the private car to access rural services and facilities which increases the contribution of greenhouse gases to the atmosphere. It is equally possible that the revisions to the	✓	✓	✓	Option B seeks to facilitate development on the edge of existing centres. Currently the majority of the population (64.8%) that reside within the District of Rochford commute to their place of employment by private motor vehicle (car, taxi and motorbike). The option fails to indicate where the relaxation of greenbelt policy would be appropriate however the approximate location of the strategic gaps is delineated within appendix 1. Appendix 1 demonstrates that the strategic gaps were predominately located on the edge of urban centres, furthermore it is anticipated that areas where the greenbelt is delivering only a token purpose should be predominately located on the edge of urban areas. The new development shall therefore be in close proximity to the urban areas where the frequency and variation in the type of sustainable modes available are more concentrated. Furthermore by concentrating development surrounding existing urban areas is likely to contribute positively to the delivery of a

				<p>greenbelt policy may contribute positively to mitigation measures against climatic change through permitting developments that seek to reduce impacts on climatic change such as renewable energy e.g. wind farms.</p> <p>However as the policy fails to elaborate on the extent of the relaxed greenbelt option it is difficult to determine the exact impact that this will have upon contributions to climatic change whether positive or negative.</p>				<p>more frequent and reliable public transportation service by increasing the critical mass of the population making it more economically viable for bus operating companies to supply more services, which may enhance patronage uptake. Clearly this option seeks to prevent new development in more remote and less accessible locations, therefore it may indirectly promote the utilisation of sustainable transportation modes which may seek to reduce the quantity of greenhouse gases released from motor vehicles.</p>
13). To improve water quality.	?	?	?	The impact upon the water quality is uncertain as the relaxation fails to elaborate on the nature of the relaxed greenbelt policy.	?	?	?	The impact on the water quality is dependent upon the precise location of the development.
14). To improve air quality.	X	X	X	Relaxation in greenbelt policy particularly for leisure and tourism is likely to pose a particular problem for the promotion of sustainable transportation. Clearly a relaxation in greenbelt policy is likely to facilitate development within the rural areas of the district. Option A seeks to promote leisure and tourism development which may attract large volumes of people into the countryside, in comparison to urban centres such as Rayleigh and Rochford the frequency and number of public transport services is much less. It is therefore likely that relaxation of greenbelt policy may result in an increase in utilisation of less sustainable transportation modes, such as the private car to access rural services and facilities.	✓	✓	✓	Option B seeks to facilitate development on the edge of existing centres. Currently the majority of the population (64.8%) that reside within the District of Rochford commute to their place of employment by private motor vehicle (car, taxi and motorbike). The option fails to indicate where the relaxation of greenbelt policy would be appropriate however the approximate location of the strategic gaps is delineated within appendix 1. Appendix 1 demonstrates that the strategic gaps were predominately located on the edge of urban centres, furthermore it is anticipated that areas where the greenbelt is delivering only a token purpose should be predominately located on the edge of urban areas. The new development shall therefore be in close proximity to the urban areas where the frequency and variation in the type of

							<p>sustainable modes available are more concentrated. Furthermore by concentrating development surrounding existing urban areas is likely to contribute positively to the delivery of a more frequent and reliable public transportation service by increasing the critical mass of the population making it more economically viable for bus operating companies to supply more services, which may enhance patronage uptake. Clearly this option seeks to prevent new development in more remote and less accessible locations, therefore it may indirectly promote the utilisation of sustainable transportation modes which may seek to reduce the quantity of greenhouse gases released from motor vehicles.</p>	
<p>15). To achieve sustainable levels of prosperity and economic growth.</p>	?	?	?	<p>One of the fundamental aims of the greenbelt is to maintain the character of the countryside and promote development in the existing urban centres to enhance regeneration within these sites. It is possible that by relaxing the greenbelt policy this will facilitate greater development within rural areas, and therefore deter developers from utilising the previously developed and vacant land in urban centres throughout the District of Rochford. Consequently the quality of the urban environment may decline, therefore reducing the quantity of inward investment in the principle urban areas throughout the District of Rochford.</p>	?	?	?	<p>Option B fails to state the type of developments that would be encouraged within the former strategic gaps and areas where the greenbelt performs a 'token purpose'. Therefore it is assumed that this may facilitate a combination of residential, commercial and industrial land uses. It is difficult to assess whether the option B will result in the delivery of sustainable economic prosperity as it is dependent upon the location, and for some land use purposes edge of urban area development may be unsustainable for instance edge of town retail development.</p>

			<p>However the relaxation of the greenbelt policy may facilitate greater development within rural areas allowing diversification of economic activity.</p> <p>Therefore in conclusion the impact on this SEA objective is uncertain as it is unclear as to the extent of the relaxed greenbelt policy.</p>				
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Sustainability Objective	Option C – The Council proposes to continue its restrictive suite of policies for development within the greenbelt, in line with national guidance. The key general extent of the greenbelt will be shown on the Core Strategy Key Diagram and in detail on the Proposals Map.			Option D - The Council considers that strategic gaps will be defined and protected by policy and included broadly on the Core Strategy Key Diagram and in detail on the Proposals Maps. The Policy will include the strategic gaps below;				
	Performance Short, Medium and Long Term			Commentary/ Explanation	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective								
1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments	?	?	?	Option C seeks to continue the District of Rochford's current policy by restricting	0	0	0	Option D proposes to continue the District of Rochford's current policy by restricting

<p>where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.</p>			<p>development on the greenbelt in line with current central Government policy. Throughout the District of Rochford the crime rate for sexual offences, violence against a person, robbery offences, burglary dwelling offences, theft of a motor vehicle offences and theft from motor vehicle offence is lower than the national average. To determine whether it is the restriction on development within the greenbelt has played a prominent role in the Rochford District's low crime rate it is important to establish whether greenbelt policies outlined in the Local Plan relate to crime. The Rochford District Replacement Local Plan (June, 2006) contains a range of greenbelt policies R1 – R7 contain policies related to the type of development that is permitted within the greenbelt, and the restrictions that apply. None of the greenbelt policies relate directly to crime and measures to mitigate the incidence of crime. However there are policies within the plan such as HP10 – Crime Prevention that seek to address crime throughout the district within the greenbelt and outside the greenbelt. However Planning Policy Guidance 2 – Greenbelts states that one of the 5 fundamental purposes of the greenbelt is to assist in urban regeneration through encouraging the recycling of derelict and under used land. The restrictive policies therefore seek to promote development within</p>			<p>development within areas designated as strategic gaps. Strategic gaps are local authority countryside designations which perform a lesser degree of restraint than greenbelts. The Office of the Deputy Prime Minister argues that they should be maintained or extended where there is good reason to believe that normal planning policies cannot provide the necessary protection. Throughout the District of Rochford the crime rate for sexual offences, violence against a person, robbery offences, burglary dwelling offences, theft of a motor vehicle offences and theft from motor vehicle offence is lower than the national average. It is perceived that the maintenance of strategic gaps will have a relatively limited impact on the level of crime and disorder experienced within the District of Rochford. .</p>
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				<p>urban centres therefore encouraging the development on previously developed land, which may therefore contribute positively to enhancing the aesthetic urban environment. The Office of the Deputy Prime Minister's publication entitled 'Safer Place' (2004) states that "crime and anti social behaviour are more likely to occur if places are untidy or unattractive". It may therefore be concluded that encouraging development within urban areas by restricting development on the greenbelt may have contributed positively to the low rates of crime experienced within Rochford. However other policies are imposition locally and nationally that seek to promote development within urban areas, therefore it is difficult to determine whether option C would actually seek to deliver safer environments.</p>				
3). Protect and enhance the Greenbelt throughout the District of Rochford.	✓✓	✓✓	✓✓	<p>Option C proposes to continue to adopt restrictive policies with regard to the greenbelt. The five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and 	0	0	0	Strategic gaps are locally designated sites which perform a lesser degree of restraint than Greenbelts, however they are not located within the greenbelt therefore have no impact on this objective.

				<p>- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (ODPM, 1994, 3).</p> <p>Clearly the maintenance of the greenbelt seeks to protect the character of the countryside and prevent inappropriate development in the greenbelt, therefore contributing positively to the delivery of this objective in the short – long term.</p>				
4). To provide everybody with the opportunity to live in a decent home.	X	X	XX	<p>Current baseline information demonstrates that within the District of Rochford annually 393 affordable housing units are needed, 291 more than existing supply. Currently 67% of persons living in concealed households are unable to afford privately rented accommodation, while 75% of the population are unable to buy a property even though almost 40% of concealed household persons earn over £25, 000 per annum. Evidence from the baseline data demonstrates that there is an inadequate supply of affordable dwellings in the District. Furthermore the 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. It is therefore concluded that by adopting option C there is likely to be less scope for development on potentially suitable housing sites within the greenbelt, therefore further exacerbating the problem of providing suitable land for housing</p>	X	X	XX	<p>Current baseline information demonstrates that within the District of Rochford annually 393 affordable housing units are needed, 291 more than existing supply. Currently 67% of persons living in concealed households are unable to afford privately rented accommodation, while 75% of the population are unable to buy a property even though almost 40% of concealed household persons earn over £25, 000 per annum. Evidence from the baseline data demonstrates that there is an inadequate supply of affordable dwellings in the District. Furthermore the 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. It is therefore concluded that by adopting option D there is likely to be less scope for development on potentially suitable housing sites within the strategic gaps which are in close proximity to local services and facilities available in adjacent urban centres. The effect of adopting this approach may be to further exacerbating the</p>

				development to meet current and future housing demand. It is also likely that the effect of continued restriction on greenbelt land is likely to be more in the longer term as less vacant land within urban areas is available for development to meet future population needs.				problem of providing suitable land for housing development to meet current and future housing demand. It is also likely that the effect of continued restriction on strategic gaps is likely to be more in the longer term as less vacant land within urban areas is available for development to meet future population needs.
5). To promote town centre vitality and viability.	✓	✓	✓	Planning Policy Guidance 2 – Greenbelts (1994) states that one of the fundamental purposes of a greenbelt is that it should seek to assist in urban regeneration by encouraging the recycling of derelict and other urban land. There are however other factors that seek to maintain the vitality and viability of the town centres, for instance where decline of a town centre is evident Planning Policy Statement 6 – Town Centres recommends that local planning authorities should assess the scope for consolidating and strengthening these centres by seeking to focus a wider range of services there, promote the diversification of uses and improve the environment. Clearly Option C seeks to compliment PPS6. It is therefore concluded that the greenbelt contributes positively to the maintenance of town centre vitality and viability by seeking to promote redevelopment of previously developed land within urban areas. However it is concluded that other governmental targets and policy seeks to maintain development within the	✓	✓	✓	<p>Planning Policy Guidance 6 – Town Centres cites that “The Government’s key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • planning for the growth and development of existing centres; and promoting and enhancing existing centres, by focusing development in such centres and • encouraging a wide range of services in a good environment, accessible to all. <p>The adoption of strategic gaps seeks to prevent urban sprawl and coalescence of existing towns. The effect of such a policy is similar to that of the greenbelt as it will indirectly seek to promote the development of town centres and urban areas therefore increasing the vitality and viability of town centres and urban centres.</p>

				town centre, therefore it is concluded that Option C contributes positively in the short-long term.				
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓✓	✓✓	✓	<p>One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas including 2 RAMSARS, 3 SSSI's, 175.87 hectares of ancient woodland, 59 County Wildlife Sites and Hockley Woods. Currently the greenbelt surrounds the main urban areas within the District of Rochford, and includes all of the rural areas in the District.</p> <p>The objective seeks to stress the importance of ensuring that biological and geological diversification is integral to the social, environmental and economic development within the District of Rochford. The current policy stance adopted by Rochford District is complimentary to the guidance set out in Planning Policy Guidance 2 – Greenbelts (2001). PPG2 cites that “the construction of new buildings inside a Green Belt is inappropriate unless it is for the following</p>	?	?	?	<p>Strategic gaps aim to protect the open and rural character evident at the edge of urban centres throughout the District of Rochford. The approximate location of the strategic gaps is outlined in Appendix 1 of the Core Strategy Regulation 25 consultation. Currently within the Rochford District there are three SSSI's including Hockley Woods, Foulness and Crouch and Roach Estuaries furthermore the District also contains other locally and regionally designated Wildlife Sites and Local Nature Reserves. The location of the strategic gaps will seek to preserve and protect rural land. However the objective does state that environmental protection should be integral to the social and economic development of the District. It is therefore concluded that due to the location of the strategic gaps being in close proximity to urban areas, and outside the greenbelt that in some instances they may be appropriate locations for development t to meet the future social and economic needs of the District. Thus it is concluded that the impact of the imposition of this option may be uncertain, and dependent upon future social and economic needs.</p>

			<p>purposes:</p> <ul style="list-style-type: none">▪ - agriculture and forestry (unless permitted development rights have been withdrawn);▪ - essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;▪ - limited extension, alteration or replacement of existing dwellings;▪ - limited infilling in existing villages, and limited affordable housing for local community needs under development plan policies according with PPG3; or▪ - limited infilling or redevelopment of major existing developed sites identified in adopted local plans. <p>The continued adoption of option C by the District of Rochford, seeks to ensure that some social and economic infrastructure within the greenbelt is viable and that</p>				
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				<p>protection of the rural character and therefore environment is paramount. However in the future there may be increased pressure on the greenbelt for further development to aid diversification of employment and economic activity within the rural hinterland. Also as land available in the urban areas becomes increasingly more scarce it may cause problems for adequate supply of social infrastructure particularly accomodating the adequate amount of housing to meet the local community demnad.</p>				
<p>7). To promote more sustainable transport choices both for people and moving freight.</p>	✓	✓	✓✓	<p>Current baseline evidence suggests that within the District of Rochford 16.4% of the households do not own a car or van. This proportion of the population is considerably different to the national trend whereby 26.8% of households do not own a car or van. Furthermore a high proportion of the population (64.8%) commute to work by private motor vehicle (Car, taxi or motorbike). This trend is evident even though option C is the currently adopted procedure, therefore clearly other factors are contributing to the low uptake of sustainable transportation modes within the District of Rochford.</p>	✓	?	?	<p>Option D the maintenance of strategic gaps may seek to promote further development within existing urban centres, and therefore contribute positively to the promotion of sustainable transportation modes utilisation, especially public transport such as buses and trains. By seeking to encourage development within the existing centres, the increase in population is likely to increase the feasibility of enhancing existing services through increasing reliability and frequency of the service.</p> <p>However with regard to the future impact it is more unclear. The strategic gaps are located in</p>

				<p>However by focusing the development within the existing town centres and urban centres it will increase the population size and therefore the viability of providing public transportation modes such as bus and train. In conclusion the continued focus of residential, commercial and industrial activity within the urban centres will enhance service provision, frequency and type contributing positively to this objective.</p>				<p>close proximity to the principle urban centres within the District of Rochford, therefore in terms of possible future locations for development they are in close proximity to local services, and therefore may be more viable locations for future development as opposed to development on other Greenfield sites of greater distance from principle urban areas. The closer proximity of such locations may therefore seek to increase utilisation of more frequent public transportation, and also increase the feasibility in the uptake of green travel modes such as the bicycle. It is therefore concluded that in the short term the impact of maintaining strategic gaps is likely to be positive, but the future impact in the medium and longer term is uncertain dependent upon the availability of adequate land within the urban centres for continued development to meet the future social and economic demands of the local community.</p>
<p>8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.</p>	✓	✓	✓	<p>Option C seeks to ensure the maintenance of the greenbelt, fundamentally the greenbelt seeks to prevent inappropriate development in rural areas and preserve the character and environment of rural areas in close proximity to urban areas. The principal location for jobs, shopping, and leisure facilities is the urban centres throughout the District of Rochford. Therefore it is concluded that the continued utilisation of the greenbelt seeks to ensure that places of employment, shopping and leisure facilities are located in the most</p>	✓	?	?	<p>Option D the maintenance of strategic gaps may seek to promote further development within existing urban centres, and therefore contribute positively to the promotion of sustainable transportation modes utilisation, especially public transport such as buses and trains. By seeking to encourage development within the existing centres, the increase in population is likely to increase the feasibility of enhancing existing services through increasing reliability and frequency of the service.</p>

				accessible locations by a choice mode of sustainable transportation.				However with regard to the future impact it is more unclear. The strategic gaps are located in close proximity to the principle urban centres within the District of Rochford, therefore in terms of possible future locations for development they are in close proximity to local services, and therefore may be more viable locations for future development as opposed to development on other Greenfield sites of greater distance from principle urban areas. The closer proximity of such locations may therefore seek to increase utilisation of more frequent public transportation, and also increase the feasibility in the uptake of green travel modes such as the bicycle. It is therefore concluded that in the short term the impact of maintaining strategic gaps is likely to be positive, but the future impact in the medium and longer term is uncertain dependent upon the availability of adequate land within the urban centres for continued development to meet the future social and economic demands of the local community.
9). To improve the education and skills of the population.	0	0	0	It is concluded that the maintenance of the greenbelt has a relatively limited impact on the educational and skill attainment within the District of Rochford.	0	0	0	It is concluded that the maintenance of the greenbelt has a relatively limited impact on the educational and skill attainment within the District of Rochford.
10). To maintain and enhance the cultural heritage and assets within	✓	✓	✓	One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas	✓	✓	✓	Planning Policy Guidance 7 – Countryside (1997) aimed to ensure that strategic gaps are local countryside designations which perform a lesser degree of restraint than Greenbelts. The District of Rochford contains a range of cultural assets including 331 listed buildings, 1126 archaeological

the District of Rochford.				including 2 RAMSARS, 3 SSSI's, 175.87 hectares of ancient woodland, 59 County Wildlife Sites and Hockley Woods. Currently the greenbelt surrounds the main urban areas within the District of Rochford, and includes all of the rural areas in the District. The Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments for the District of Rochford. These cultural assets located throughout the District of Rochford are located throughout the District including within the greenbelt. The restrictions on the type of development permitted within the greenbelt clearly play an important role in ensuring that the character of the countryside is maintained.				records and a range of internationally, nationally, regionally and locally designated sites of biological and geological diversity. The maintenance of strategic gaps surrounding some of the principle urban centres throughout the district of Rochford, predominately within the south-west of the district and between Great Wakering and North Shoebury seeks to ensure that the rural character evident in close proximity to existing towns is preserved and also in some instances for instance the strategic gap between Rayleigh and Hockley, Rayleigh and Eastwood, and Hockley and Hawkwell prevents coalescence of urban areas protecting the towns historical character.
11). To maintain and enhance the quality of landscapes and townscapes.	✓	✓	✓	One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas including 2 RAMSARS, 3 SSSI's, 175.87 hectares of ancient woodland, 59 County Wildlife Sites and Hockley Woods. Currently the greenbelt surrounds the main urban areas within the District of Rochford, and includes all of the rural areas in the District. The	✓	✓	✓	Planning Policy Guidance 7 – Countryside (1997) aimed to ensure that strategic gaps are local countryside designations which perform a lesser degree of restraint than Greenbelts. The District of Rochford contains a range of cultural assets including 331 listed buildings, 1126 archaeological records and a range of internationally, nationally, regionally and locally designated sites of biological and geological diversity which contribute positively to the landscape and townscape character within the District of Rochford. The maintenance of strategic gaps

				Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments for the District of Rochford. These cultural assets located throughout the District of Rochford are located throughout the District including within the greenbelt. The restrictions on the type of development permitted within the greenbelt clearly play an important role in ensuring that the character of the countryside is maintained.				surrounding some of the principle urban centres throughout the district of Rochford, predominately within the south-west of the district and between Great Wakering and North Shoebury seeks to ensure that the rural landscape character evident in close proximity to existing towns is preserved. Also in some instances for instance the strategic gap between Rayleigh and Hockley, Rayleigh and Eastwood, and Hockley and Hawkwell prevents coalescence of urban areas protecting the towns' historical townscape character.
12). To reduce contributions to climatic change.	✓	✓	✓✓	Current baseline evidence suggests that within the District of Rochford 16.4% of the households do not own a car or van. This proportion of the population is considerably different to the national trend whereby 26.8% of households do not own a car or van. Furthermore a high proportion of the population (64.8%) commute to work by private motor vehicle (Car, taxi or motorbike). This trend is evident even though option C is the currently adopted procedure, therefore clearly other factors are contributing to the low uptake of sustainable transportation modes within the District of Rochford. However by focusing the development within the existing town centres and urban centres it will increase the population size and therefore the viability of providing public transportation	✓	?	?	Option D the maintenance of strategic gaps may seek to promote further development within existing urban centres, and therefore contribute positively to the promotion of sustainable transportation modes use, especially public transport such as buses and trains. By seeking to encourage development within the existing centres, the increase in population is likely to enhance the feasibility of providing services with increased reliability and frequency of the service. By providing improved quality in public transportation services the uptake of public transport is likely to increase, and therefore reduce the reliance on the private car and therefore contribute to reducing the quantity of greenhouse gases released from motor vehicles. However with regard to the future impact it is

				<p>modes such as bus and train. In conclusion the continued focus of residential, commercial and industrial activity within the urban centres will enhance service provision, frequency and type contributing positively to reducing the amount of greenhouse gases released into the atmosphere especially in the longer term. Therefore contributing positively to this objective in the short – long term, especially in the longer term.</p>				<p>more unclear. The strategic gaps are located in close proximity to the principle urban centres within the District of Rochford, therefore in terms of possible future locations for development they are in close proximity to local services, and therefore may be more viable locations for future development as opposed to development on other Greenfield sites of greater distance from principle urban areas. The closer proximity of such locations may therefore seek to increase utilisation of more frequent public transportation, and also increase the feasibility in the uptake of green travel modes such as the bicycle. It is therefore concluded that in the short term the impact of maintaining strategic gaps is likely to be positive, but the future impact in the medium and longer term is uncertain dependent upon the availability of adequate land within the urban centres for continued development to meet the future social and economic demands of the local community.</p>
13). To improve water quality.	0	0	0	<p>It is concluded that the continuation of the restrictive policies will have no impact on the water quality.</p>	?	?	?	<p>It is concluded that as the precise location of development is not stated in this option the impact is uncertain.</p>
14). To improve air quality.	✓	✓	✓✓	<p>Current baseline evidence suggests that within the District of Rochford 16.4% of the households do not own a car or van. This proportion of the population is considerably different to the national trend whereby 26.8% of households do not own a car or van. Furthermore a high proportion of the population (64.8%) commute to work by</p>	✓	?	?	<p>Option D the maintenance of strategic gaps may seek to promote further development within existing urban centres, and therefore contribute positively to the promotion of sustainable transportation modes use, especially public transport such as buses and trains. By seeking to encourage development within the existing centres, the increase in population is likely to</p>

				<p>private motor vehicle (Car, taxi or motorbike). This trend is evident even though option C is the currently adopted procedure, therefore clearly other factors are contributing to the low uptake of sustainable transportation modes within the District of Rochford. However by focusing the development within the existing town centres and urban centres it will increase the population size and therefore the viability of providing public transportation modes such as bus and train. In conclusion the continued focus of residential, commercial and industrial activity within the urban centres will enhance service provision, frequency and type contributing positively to reducing the amount of greenhouse gases released into the atmosphere especially in the longer term. Therefore contributing positively to this objective in the short – long term, especially in the longer term.</p>				<p>enhance the feasibility of providing services with increased reliability and frequency of the service. By providing improved quality in public transportation services the uptake of public transport is likely to increase, and therefore reduce the reliance on the private car and therefore contribute to reducing the quantity of greenhouse gases released from motor vehicles.</p> <p>However with regard to the future impact it is more unclear. The strategic gaps are located in close proximity to the principle urban centres within the District of Rochford, therefore in terms of possible future locations for development they are in close proximity to local services, and therefore may be more viable locations for future development as opposed to development on other Greenfield sites of greater distance from principle urban areas. The closer proximity of such locations may therefore seek to increase utilisation of more frequent public transportation, and also increase the feasibility in the uptake of green travel modes such as the bicycle. It is therefore concluded that in the short term the impact of maintaining strategic gaps is likely to be positive, but the future impact in the medium and longer term is uncertain dependent upon the availability of adequate land within the urban centres for continued development to meet the future social and economic demands of the local community.</p>
15). To achieve	✓	✓	✓	Planning Policy Guidance 2 – Greenbelts	✓	✓	✓	Planning Policy Guidance 6 – Town Centres cites

<p>sustainable levels of prosperity and economic growth.</p>			<p>(1994) states that one of the fundamental purposes of a greenbelt is that it should seek to assist in urban regeneration by encouraging the recycling of derelict and other urban land. There are however other factors that seek to maintain the vitality and viability of the town centres, for instance where decline of a town centre is evident Planning Policy Statement 6 – Town Centres recommends that local planning authorities should assess the scope for consolidating and strengthening these centres by seeking to focus a wider range of services there, promote the diversification of uses and improve the environment. Clearly Option C seeks to compliment PPS6. It is therefore concluded that the greenbelt contributes positively to the maintenance of town centre vitality and viability by seeking to promote redevelopment of previously developed land within urban areas. However it is concluded that other governmental targets and policy seeks to maintain development within the town centre, therefore it is concluded that Option C contributes positively in the short-long term.</p>			<p>that “The Government’s key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • planning for the growth and development of existing centres; and promoting and enhancing existing centres, by focusing development in such centres and • encouraging a wide range of services in a good environment, accessible to all. <p>The adoption of strategic gaps seeks to prevent urban sprawl and coalescence of existing towns. The effect of such a policy is similar to that of the greenbelt as it will indirectly seek to promote the development of town centres and urban areas therefore increasing the vitality and viability of town centres and urban centres.</p>
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Rochford Council Core Strategy SEA/SA -

Protection and Enhancement of the Upper Roach Valley

Sustainability Objective	Option – A – No country park allocation, keeping it to its current size with no proposals for expansion			• Option – B – No local landscape designations, allowing more general policies to determine the style and location of development.				
	Performance Short, Medium and Long Term			Commentary/ Explanation	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective 1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	X	X	X	The Replacement Structure Plan (2001) identified that within the area north of Southend in the Rochford District there is a need for a new Country Park for strategically important informal recreational activities. The lack of adequate recreational activity may consequently impact negatively on the level of criminal activity in the district. The Office of the Deputy Prime Minister’s publication entitled ‘Safer Places The Planning System and Crime Prevention’ (2004) cites that “crime and anti social behaviour are more	?	?	?	This option seeks to rely on no local landscape designations and more general polices to determine the style and location of development. The option fails to explicitly state the extent to which such polices will seek to ensure the delivery of places that are safe and secure. Therefore it is difficult to conclude the effect such policies will have upon this objective. However it is acknowledged that when considering the style of a development, crime is an important consideration as it seeks to influence the structures

				likely to occur if different groups of people feel that there is nothing to do" (ODPM, 2004, 36). It is therefore concluded that as the Replacement Structure Plan (2001) identified a deficiency in the level of informal countryside recreational facilities available within the area the effect of no country park allocation within the Upper Roach Valley may have a negative effect on the incidence of crime.				layout, surveillance opportunities, promote a sense of ownership, ensure the appropriate level of activity for the use and location, and designed with management and maintenance in mind.
3). Protect and enhance the Greenbelt throughout the District of Rochford.	?	?	?	<p>Planning Policy Guidance 2 – Greenbelts (2001) cities that there “five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>The Upper Roach Valley is located within the Greenbelt, therefore this designation seeks to assist the protection of the countryside and rural character evident within this area. However the enhancement of outdoor sport</p>	X	X	X	The Greenbelt is a national designated area however the extent of the greenbelt is identified within the Replacement Structure Plan (2001) therefore at the County level. The precise location of the greenbelt is also delineated in the Rochford District Replacement Local Plan Proposal map (2006), which demonstrates that large parts of the Upper Roach Valley are within the Greenbelt, however some settlements near the coast including Wallasea, Eastend and Foulness are not within the greenbelt. Option B seeks to prevent local landscape designations which may seek to enhance opportunities for access to the open countryside for the urban population, retain attractive landscapes, enhance landscapes near to where people live and secure nature conservation interests which are identified objectives of the greenbelt. The general policies may provide some protection within the greenbelt, however it is deemed appropriate that a local designation may be appropriate for this area, especially one that seeks to provide informal recreational activities

				and recreational opportunities throughout the District of Rochford is an important role of the Greenbelt. As a deficiency of informal countryside recreational facilities has been identified it is important that this role is adequately maintained and therefore the adoption of this option may seek to reduce the quantity of cultural pursuits available within the District of Rochford. Although this option seeks to discourage informal recreational facilities the impact may also be to retain the natural open countryside character evident in the Upper Roach Valley. It is therefore concluded that the impact of the adoption of this option on the greenbelt is uncertain, as it is dependent upon whether the quality of the rural character is maintained even though no country park is delivered.				within the countryside as currently there is an identified lack of such site outlined within the Replacement Structure Plan (2001).
4). To provide everybody with the opportunity to live in a decent home.	X	X	X	The Department for Communities and Local Government published 'A Decent Home: Definition and Guidance for Implementation' (June, 2006) which identifies that an important component of a mixed community and decent home is the delivery of areas that "provide access to other economic and social opportunities for all residents, enhancing life chances" (DCLG, 2006, 9). The provision of informal countryside recreational facilities such as a country park within close proximity to urban areas is an example of social infrastructure. The Replacement Structure	✓	✓	✓	Baseline evidence suggests that 8.4% of households within the District of Rochford implied that their current accommodation was inadequate for their needs, over half of those households that stated their dwelling was inadequate the reason identified was that it was too small and therefore a larger dwelling was demanded. The baseline evidence also demonstrates that annually 393 affordable housing units are needed, 291 more than existing supply. The application of more general policies within the Upper Roach Valley may facilitate more residential development within the area, to aid in meeting local demand for residential

				Plan (2001) sought to highlight that there is a current lack of adequate informal countryside recreational facilities within the area north of Southend, and within the District of Rochford, therefore encompassing the Upper Roach Valley. It is therefore concluded that the adoption of this option is likely to contribute negatively to the delivery of a decent home, because residents residing within close proximity to the Upper Roach Valley do not have sufficient informal countryside recreational facilities to meet their needs.				dwellings.
5). To promote town centre vitality and viability.	0	0	0	This option is likely to have no impact on the vitality and viability of the town centres within the District of Rochford.	?	?	?	Option B seeks to ensure that there shall be no local landscape designation and introduce more general policies to provide guidance for the appropriate style and location of development. Impact upon the town centre vitality and viability is dependent upon the type of development permitted within the Upper Roach Valley, it is important that policy seeks adopt a sequential approach to out of town development as promoted in Planning Policy Statement 6 – Town Centres and to continue to protect the vitality and viability of the existing town centres throughout the District of Rochford..
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social,	X	X	X	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI's, designated Area of Ancient Landscape and wildlife sites. These areas are clearly safeguarded against any inappropriate development. The Replacement Structure Plan (2001) seeks to identify a deficit in the	X	X	X	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI's, designated Area of Ancient Landscape and wildlife sites. These areas are clearly safeguarded against any inappropriate development. The adoption of Option B seeks to prevent any further locally designated sites within the Upper Roach Valley

environmental and economic development.				amount of informal recreational facilities available within the area. Therefore although there is a high degree of environmental protection the lack of recreational infrastructure within the area suggests an imbalance in the conservation of biological and geological diversity and social development. Therefore it is concluded that by seeking to adopt this option that this may have negative impact in short-long term.				and instead rely upon general polices to guide the style and location of development. Planning Policy Statement 9 – Biodiversity and Geological Conservation cites that “sites of regional and local biodiversity and geological interests, which include Regionally Important Geological Sites, Local nature Reserves and Local Sites, have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and supporting research and education. Criteria-based policies should be established in Local Development Documents against which proposals for any development on or affecting, such sites will be judged. These policies should be distinguished from those applied to nationally important sites” (ODPM, 2005, 6). It is therefore concluded that by adopting this option there is not adequate scope to emphasise the importance of locally important sites in the protection and enhancement of biodiversity and geodiversity as an integral part of the economic and social development within the District of Rochford.
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	Option A seeks to propose that no country park shall be developed within the Upper Roach Valley, therefore there is likely to be no impact on this objective.	0	0	0	Option B seeks to propose that no locally designated site shall be developed within the Upper Roach Valley, therefore there is likely to be no impact on this objective.
8). Promote accessibility to	X	X	X	Option A proposes that there should be no country park within the Upper Roach Valley.	?	?	?	Option B states that there will be no local landscape designation within the Upper Roach

jobs, shopping, leisure facilities and services by public transport, walking and cycling.				<p>Planning Policy Guidance 13 – Transport cites that “a key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling ... In preparing their development plans, local authorities should give particular emphasis to accessibility in identifying the preferred areas and sites where such land uses should be located” (ODPM, 2001, Para 19). However the location of a country park is dependent upon an appropriate plot of land to sustain country park facilities and amenities. Evidence also suggests that there is a deficiency in the provision of informal countryside recreational facilities for instance a country park in the Upper Roach Valley. It is therefore concluded that with regard to accessibility of leisure facilities the adoption of option A will have a negative impact.</p>				<p>Valley, the Replacement Structure Plan (2001) identified a deficiency of informal countryside recreational facilities within the area, therefore the failure to designate a local site which may contribute positively to leisure facilities within the countryside for the urban community will have a negative impact on local accessibility to leisure facilities. However Option B also states that general policies to determine the style and location of development will be imposition, therefore dependent upon the type of development proposed there is a possibility that provision of informal recreational facilities within the countryside. Policies seek to ensure that development is appropriate in style and location they do not seek to secure particular types of development in the Upper Roach Valley this is dependent on appropriate planning applications being submitted. In conclusion the impact of adopting this option on this objective is uncertain, as an appropriate policy may be submitted that seeks to address the deficiency in informal recreational facilities within the formal designation.</p>
9). To improve the education and skills of the population.	X	X	X	<p>The Replacement Structure Plan (Essex County Council, 2001) highlighted that within the area north of Southend-on-Sea and within the District of Rochford there is a deficiency in outdoor recreational activities. The Countryside Agency highlighted that the primary aim of a Country Park “was to provide countryside based recreational opportunities. Alongside this aim, they also successfully act</p>	?	?	?	<p>Option B proposes that no local landscape designation shall be applied in the Upper Roach Valley, instead general policies shall be utilised to ensure development of the appropriate style and location within the Upper Roach Valley.</p> <p>Locally designated sites seek to contribute “to the quality of and the well being of the community; and in supporting research and education” (ODPM,</p>

				as mechanisms for protecting vulnerable land, and as wildlife conservation centres” the countryside agency have also highlighted that Country parks should address ‘education’. Therefore it is concluded that by failing to provide a country park within the Upper Roach Valley when a deficiency has been identified is likely to contribute negatively to the educational attainment and development of skills in the District of Rochford.				2005, 6). The failure to allocate a locally designated site within the Upper Roach Valley is likely to impact negatively upon the educational and skills of the local community especially with regard to issues related to the natural environment. Furthermore this option proposes to adopt policies which seek to ensure the appropriate style and location of development, however with regard to the availability of appropriate educational facilities and services this is dependent on planning applications being submitted for such developments therefore the impact of such a policy is uncertain.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	X	X	X	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI’s, designated Area of Ancient Landscape and wildlife sites. These areas are clearly safeguarded against any inappropriate development. Clearly the Upper Roach Valley contains a wealth of cultural heritage. However the adoption of option A fails to promote the adequate enhancement of informal countryside recreational facilities which are a form of cultural activity and heritage as identified by the Countryside Agency.	X	X	X	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI’s, designated Area of Ancient Landscape and wildlife sites. These sites similarly to locally designated sites make an important contribution to the natural cultural heritage within the District of Rochford, and for surrounding Districts most notably Southend-on-S4ea Borough Council and Castle Point Borough Council. The adoption of option B prevents the development of a locally designated landscape site. The Essex County Council Replacement Structure Plan (2001) concluded that there was a deficiency in the availability of informal countryside recreational facilities within the locality which incorporates the Upper Roach Valley. By adopting this option Rochford District Council will fail to ensure the appropriate delivery of informal countryside recreational facilities that meet the

								cultural needs of the local community (including the persons that reside within the District of Rochford and neighbouring local authorities). This policy is dependent upon the appropriate planning applications being submitted within the Upper Roach Valley, as a deficiency has already been identified the adoption of this option is deemed to contribute negatively in the short-long term.
11). To maintain and enhance the quality of landscapes and townscapes.	0	X	X	By allocating no country park or failing to expand the existing country park may be detrimental to the landscape and townscape within the District of Rochford. Research commissioned by the Countryside Agency by the University of Manchester “identified the urban fringe as a landscape in transition. Its role as an important bridge to the wider countryside is complemented by it being able to provide land for ‘a combination of agricultural production, physical space and settings for residential use and recreation’... It concludes that the urban rural fringe is ‘the main area’ and a ‘learning zone’ for sustainable development” (Countryside Agency, XX, 56). As the Country Parks are predominately located in the urban rural fringe it is important that they are promoted to ensure the delivery of a quality landscape in keeping with the nearby townscape. The Rochford District Replacement Local Plan (2006) outlines the proposed location of a Country Park which is within the urban rural fringe and the Upper Roach Valley.	✓	?	?	Option B proposes no locally designated landscape and general policies with regard to the appropriate style and location of development. It is therefore concluded that by introducing this approach in the Upper Roach Valley in the short term there is likely to be a positive contribution as it will maintain the quality of the existing landscape within the Upper Roach Valley. However the failure to designate a local nature site will prevent enhancement to the Upper Roach Valley. The impact upon the Upper Roach Valley landscape in the medium-longer term is therefore dependent upon the development permitted as a result of the general policies.

				However this option fails to promote the potential utilisation of Country Parks therefore may have no impact in the short term and negatively in the medium to longer term as the landscape adjacent to the urban areas within Rochford and Southend-on-Sea Districts. .				
12). To reduce contributions to climatic change.	0	0	0	By not allocating a country park or expanding the existing park there is likely to be a limited impact on this objective.	0	?	?	The adoption of Option B will result in the failure of Rochford District Council formally allocating locally designated site of landscape importance. Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of existing designations and creating new habitats" (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option would not secure the availability of locally designated sites in the future policy would therefore be relied upon to provide the appropriate flexibility for adaptation to climate change in the future. In conclusion it is anticipated that the adoption of Option B would have no impact in the short term, however it would have an uncertain impact in the medium and longer term dependent upon the nature of the policies and the

								extent of climate change experienced within the District of Rochford.
13). To improve water quality.	0	0	0	By not allocating a country park or expanding the existing park there is likely to be a limited impact on this objective.	0	0	0	Not allocating a locally designated site and relying upon policy to influence the location and style of development it is perceived that there is likely to be a limited impact on the water quality within the Upper Roach Valley.
14). To improve air quality.	0	0	0	By not allocating a country park or expanding the existing park there is likely to be a limited impact on this objective.	0	?	?	By not allocating a locally designated site there is likely to be a limited impact on the air quality, however the policies that influence development style and location may impact on the medium – longer term air quality within the District of Rochford.
15). To achieve sustainable levels of prosperity and economic growth.	X	X	X	The predominant type of employment within the District of Rochford is service sector. Country Parks have been identified as playing an important role in many aspects of the local community including social, economic and environmental. They contribute through the provision of education and employment within the District that therefore may widen the type of employment offered in the District. The Countryside Agency has identified that the range of employment opportunities are within education, training and lifelong learning programmes, maintenance, events and cultural sector employment. Therefore by adopting this option there is not adequate scope to widen and enhance the types of employment opportunities available within the District of Rochford.	?	?	?	Option B seeks to ensure that there shall be no local landscape designation and introduce more general policies to provide guidance for the appropriate style and location of development. Impact upon the town centre vitality and viability is dependent upon the type of development permitted within the Upper Roach Valley, it is important that policy seeks adopt a sequential approach to out of town development as promoted in Planning Policy Statement 6 – Town Centres and to continue to protect the vitality and viability of the existing town centres throughout the District of Rochford. Furthermore the impact within the Upper Roach Valley rural areas related to economic diversification is also dependent upon the scope within the policies permitting rural diversification, and therefore contributing to rural economic

								prosperity.
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Sustainability Objective	Option – C – No need for a further designation, allowing more general policies to determine the style and location of development.				Option – D – A policy providing for the protection and enhancement of the area and increased informal countryside recreation opportunities.			
	Performance Short, Medium and Long Term			Commentary/ Explanation	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective								
1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or	?	?	?	This option seeks to rely on no landscape designations and more general policies to determine the style and location of development. The option fails to explicitly state the extent to which such policies will seek to ensure the delivery of places that are safe and secure. Therefore it is difficult to conclude the effect such policies will have	✓✓	✓✓	✓✓	The Replacement Structure Plan (2001) identified that within the area north of Southend in the Rochford District there is a need for a new Country Park for strategically important informal recreational activities. The lack of adequate recreational activity may consequently impact negatively on the level of criminal activity in the district. The Office of the Deputy Prime Minister's

community cohesion.				<p>upon this objective.</p> <p>However it is acknowledged that when considering the style of a development, crime is an important consideration as it seeks to influence the structures layout, surveillance opportunities, promote a sense of ownership, ensure the appropriate level of activity for the use and location, and designed with management and maintenance in mind.</p>				<p>publication entitled 'Safer Places The Planning System and Crime Prevention' (2004) cites that "crime and anti social behaviour are more likely to occur if different groups of people feel that there is nothing to do" (ODPM, 2004, 36). Current baseline evidence suggests that the incidences of crime within the District of Rochford are considerably lower than the comparators. Therefore it is concluded that the adoption of option D whereby informal countryside recreational facilities are encouraged is expected to reduce the level of criminal activity by providing leisure activities in an area where a deficit of such facilities has been identified. Furthermore Option D also seeks to provide policies for the protection and enhancement of the Upper Roach Valley. The Office of the Deputy prime Minister (2004) concluded that "crime and anti-social behaviour are more likely to occur if places are untidy or unattractive, giving the impression of not being cared for or that crime and disorder is tolerated" (ODPM, 2004, 40). Therefore the protection and enhancement of the Upper Roach Valley is likely to contribute positively to the delivery of a safe environment and encourage social cohesion through the provision of informal recreational activity.</p>
3). Protect and enhance the Greenbelt throughout the District of	✓	✓	✓	<p>The Greenbelt is a national designated area however the extent of the greenbelt is identified within the Replacement Structure Plan (2001) therefore at the County level. The precise location of the greenbelt is also</p>	✓✓	✓✓	✓✓	<p>Planning Policy Guidance 2 – Greenbelts (2001) cites that there "five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up

Rochford.			<p>delineated in the Rochford District Replacement Local Plan Proposal map (2006), which demonstrates that large parts of the Upper Roach Valley are within the Greenbelt, however some settlements near the coast including Wallasea, Eastend and Foulness are not within the greenbelt. Option C fails to identify any further designations however the greenbelt designation will continue. The general policies may provide some protection within the greenbelt, however it is deemed appropriate that a designation may be appropriate for this area, especially one that seeks to provide informal recreational activities within the countryside as currently there is an identified lack of such site outlined within the Replacement Structure Plan (2001). Therefore it is concluded that this option will continue to contribute positively to the preservation of the greenbelt.</p>			<p>areas;</p> <ul style="list-style-type: none"> - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land" (ODPM, 2001, Para 1.5). <p>The Upper Roach Valley is located within the Greenbelt, therefore this designation seeks to assist the protection of the countryside and rural character evident within this area. The enhancement of outdoor sport and recreational opportunities throughout the District of Rochford is an important role of the Greenbelt. As a deficiency of informal countryside recreational facilities has been identified within the Replacement Structure Plan (2001) it is important that this role is adequately maintained. The adoption of this option seeks to increase the quantity of informal countryside recreational facilities available within the District of Rochford. Furthermore option D also seeks to contribute positively in the short-long term by safeguarding the countryside through the protection and enhancement of the Upper Roach valley.</p>
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4). To provide everybody with the opportunity to live in a decent home.	✓	✓	✓	Baseline evidence suggests that 8.4% of households within the District of Rochford implied that their current accommodation was inadequate for their needs, over half of those households that stated their dwelling was inadequate the reason identified was that it was too small and therefore a larger dwelling was demanded. The baseline evidence also demonstrates that annually 393 affordable housing units are needed, 291 more than existing supply. The failure to designate any further designations and the application of more general policies within the Upper Roach Valley may seeks to facilitate more residential development within the area, to aid in meeting local demand for residential dwellings.	✓	✓✓	✓✓	The Department for Communities and Local Government published 'A Decent Home: Definition and Guidance for Implementation' (June, 2006) which identifies that an important component of a mixed community and decent home is the delivery of areas that "provide access to other economic and social opportunities for all residents, enhancing life chances" (DCLG, 2006, 9). The provision of informal countryside recreational facilities such as a country park within close proximity to urban areas is an example of social infrastructure. The Replacement Structure Plan (2001) sought to highlight that there is a current lack of adequate informal countryside recreational facilities within the area north of Southend, and within the District of Rochford, therefore encompassing the Upper Roach Valley. It is therefore concluded that the adoption of this option is likely to contribute positively to the delivery of a decent home, because residents residing within close proximity to the Upper Roach Valley will have sufficient informal countryside recreational facilities to meet their needs especially in the medium to longer term following the development of appropriate informal countryside recreational facilities.
5). To promote town centre vitality and viability.	?	?	?	Option C ensures that there shall be no further landscape designation and introduce more general policies to provide guidance for the appropriate style and location of development. Impact upon the town centre	0	0	0	This option is likely to have no impact on the vitality and viability of the town centres within the District of Rochford, the types of facilities provided in the Upper Roach Valley are not in direct competition with the town centre.

				vitality and viability is dependent upon the type of development facilitated within the Upper Roach Valley following the imposition of the general policies. Planning Policy Statement 6 – Town Centres promotes the continued protection of town centre vitality and viability by focusing development within the existing town centres throughout the District of Rochford. No further designations may reduce the level of protection of land within the Upper Roach Valley facilitating development which may reduce the vitality and viability of the town centre. However this impact is uncertain as it is dependent upon the scope of the general policies.				
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	X	X	X	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI's, designated Area of Ancient Landscape and wildlife sites. These areas are clearly safeguarded against any inappropriate development. The adoption of Option B seeks to prevent any further designated sites within the Upper Roach Valley and instead rely upon general polices to guide the style and location of development. Planning Policy Statement 9 – Biodiversity and Geological Conservation cites that “sites of regional and local biodiversity and geological interests, which include Regionally Important Geological Sites, Local nature Reserves and	✓	✓✓	✓✓	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI's, designated Area of Ancient Landscape and wildlife sites. These areas are clearly safeguarded against any inappropriate development. The Replacement Structure Plan (2001) seeks to identify a deficit in the amount of informal recreational facilities available within the area. The adoption of this option seeks to ensure the delivery of a high degree of environmental protection through the protection and enhancement of the Upper Roach Valley and the provision of informal countryside recreational facilities to address the deficit in countryside recreational facilities. It is therefore concluded that this policy seeks to contribute

				Local Sites, have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and supporting research and education. Criteria-based policies should be established in Local Development Documents against which proposals for any development on or affecting, such sites will be judged. These policies should be distinguished from those applied to nationally important sites” (ODPM, 2005, 6). It is therefore concluded that by adopting this option there is not adequate scope to emphasise the importance of sites in the protection and enhancement of biodiversity and geodiversity as an integral part of the economic and social development within the District of Rochford.				positively to the delivery of this objective by facilitating construction of social infrastructure as an integral component of environmental protection. Following the development of an appropriate informal countryside recreational facility this option is likely to lead to greater positive effect in the medium and longer term.
7). To promote more sustainable transport choices both for people and moving freight.	?	?	?	This option cites that there is “no need for further designation, allowing more general policies to determine the style and location of development” (Rochford District Council, 2006, 15). It is therefore concluded that the impact upon the promotion of sustainable transportation modes is dependent upon the nature of the general policies.	0	X	X	In 2004 the Department of Food and Rural Affairs (DEFRA) produced the Rural Strategy. The Rural Strategy sought to illustrate a range of aims to ultimately address Central Government’s principle objectives for rural policy which are related to economic and social regeneration, social justice for all and enhancing the value of the countryside. The latter policy objective is of most relevance to this option and SEA objective. DEFRA cite that the aim of their policies “is to provide better access to the countryside and to enable more people from a wider range of backgrounds to enjoy its benefits” (DEFRA, 2004, 44). Planning Policy Guidance 13 – Transport states that “a key

								<p>planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling” (ODPM, 2001, Para 19). Although Government guidance seeks to encourage development on the most accessible sites, development of recreational facilities within the countryside is not the most accessible place, however there is a demand for informal recreational facilities within this area as the Replacement Structure Plan (ECC, 2001) identified a deficit of such facilities. This option seeks to protect and enhance the Upper Roach Valley and increase the number of informal recreational facilities available, there is no mention of the need to facilitate such development in the most accessible locations for instance in close proximity to local bus or train stations, Public Right’s of Way or Bridal Paths to provide a gateway to the countryside. It is therefore concluded that the imposition of this option without reference to the promotion of sustainable transportation modes may have no impact in the short term but a negative impact in the longer term as persons increasingly access the informal countryside recreational facilities within the District of Rochford by private car.</p>
8). Promote accessibility to jobs, shopping, leisure facilities	?	?	?	Option C states that there will be no further landscape designation within the Upper Roach Valley, the Replacement Structure Plan (2001) identified a deficiency of informal	0	X	X	In 2004 the Department of Food and Rural Affairs (DEFRA) produced the Rural Strategy. The Rural Strategy sought to illustrate a range of aims to ultimately address Central Government’s principle

<p>and services by public transport, walking and cycling.</p>			<p>countryside recreational facilities within the area, therefore the failure to designate a site which may contribute positively to leisure facilities within the countryside for the urban community will have a negative impact on local accessibility to leisure facilities. However Option C also states that general policies to determine the style and location of development will be imposition, therefore dependent upon the type of development proposed there is a possibility that provision of informal recreational facilities within the countryside. Policies seek to ensure that development is appropriate in style and location they do not seek to secure particular types of development in the Upper Roach Valley this is dependent on appropriate planning applications being submitted. In conclusion the impact of adopting this option on this objective is uncertain, as an appropriate policy may be submitted that seeks to address the deficiency in informal recreational facilities within the formal designation.</p>			<p>objectives for rural policy which are related to economic and social regeneration, social justice for all and enhancing the value of the countryside. The latter policy objective is of most relevance to this option and SEA objective. DEFRA cite that the aim of their policies “is to provide better access to the countryside and to enable more people from a wider range of backgrounds to enjoy its benefits” (DEFRA, 2004, 44). Planning Policy Guidance 13 – Transport states that “a key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling” (ODPM, 2001, Para 19). Although Government guidance seeks to encourage development on the most accessible sites, development of recreational facilities within the countryside is not the most accessible place, however there is a demand for informal recreational facilities within this area as the Replacement Structure Plan (ECC, 2001) identified a deficit of such facilities. This option seeks to protect and enhance the Upper Roach Valley and increase the number of informal recreational facilities available, there is no mention of the need to facilitate such development in the most accessible locations for instance in close proximity to local bus or train stations, Public Right’s of Way or Bridal Paths to provide a gateway to the countryside. It is therefore concluded that the imposition of this option without reference to the promotion of</p>
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								sustainable transportation modes may have no impact in the short term but a negative impact in the longer term as persons increasingly access the informal countryside recreational facilities within the District of Rochford by private car.
9). To improve the education and skills of the population.	X	X	X	<p>Option B proposes that no landscape further designation shall be applied in the Upper Roach Valley, instead general policies shall be utilised to ensure development of the appropriate style and location within the Upper Roach Valley.</p> <p>Designated sites seek to contribute “to the quality of and the well being of the community; and in supporting research and education” (ODPM, 2005, 6). The failure to allocate further designated sites within the Upper Roach Valley where appropriate is likely to impact negatively upon the educational and skills of the local community especially with regard to issues related to the natural environment. It is important that in the future where designations within the Upper Roach Valley are deemed appropriate to enhance the level of protection they are designated, as this seeks to preserve the natural environment for future generations.</p>	✓	✓✓	✓✓	The Replacement Structure Plan (Essex County Council, 2001) highlighted that within the area north of Southend-on-Sea and within the District of Rochford there is a deficiency in outdoor recreational activities. The Countryside Agency highlighted that the primary aim of a Country Park an example of an informal countryside recreational facility “was to provide countryside based recreational opportunities. Alongside this aim, they also successfully act as mechanisms for protecting vulnerable land, and as wildlife conservation centres” the countryside agency have also highlighted that Country parks should address ‘education’. Therefore it is concluded that by seeking to protect and enhance the Upper Roach Valley and increase the volume of informal recreational facilities within the area will contribute positively to the educational attainment and development of skills in the District of Rochford.
10). To maintain and enhance the	X	X	X	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI’s,	✓	✓✓	✓✓	The Upper Roach Valley contains a range of natural cultural heritage for instance 2 Special Landscape Areas – Hockley Woods and the

<p>cultural heritage and assets within the District of Rochford.</p>			<p>designated Area of Ancient Landscape and wildlife sites. These sites similarly to designated sites make an important contribution to the natural cultural heritage within the District of Rochford, and for surrounding Districts most notably Southend-on-Sea Borough Council and Castle Point Borough Council. The adoption of option B prevents the development of a designated landscape site. The Essex County Council Replacement Structure Plan (2001) concluded that there was a deficiency in the availability of informal countryside recreational facilities within the locality which incorporates the Upper Roach Valley. By adopting this option Rochford District Council will fail to ensure the appropriate delivery of informal countryside recreational facilities that meet the cultural needs of the local community (including the persons that reside within the District of Rochford and neighbouring local authorities). This policy is dependent upon the appropriate planning applications being submitted within the Upper Roach Valley, as a deficiency has already been identified the adoption of this option is deemed to contribute negatively in the short-long term.</p>			<p>Crouch/Roach marshes, SSSI's, designated Area of Ancient Landscape and wildlife sites. The area also contains a range of built heritage including listed buildings. Furthermore cultural pursuits within the area have also been enhanced by the re-establishment of the Roach Valley Way in 1994. Cultural heritage within the Upper Roach Valley will be enhanced by the adoption of this option as it seeks to protect and enhance the Upper Roach Valley and increase the number of informal recreational facilities.</p>
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11). To maintain and enhance the quality of landscapes and townscapes.	0	X	X	Option C proposes no further designated landscape and general policies with regard to the appropriate style and location of development. It is therefore concluded that by introducing this approach in the Upper Roach Valley in the short term there is likely to be no impact as it will maintain the quality of the existing landscape within the Upper Roach Valley. However the failure to designate further sites will prevent enhancement to the Upper Roach Valley when appropriate and will impact negatively in the medium and longer term.	✓	✓	✓	DEFRA (2004) emphasises the importance of the protection and enhancement of the countryside and this policy seeks to compliment this objective by seeking to protect and enhance the Upper Roach Valley.
12). To reduce contributions to climatic change.	0	?	?	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate against this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of existing designations and creating new habitats" (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option would not secure the availability of further designated sites in the future, which may be relied upon to provide the appropriate flexibility for adaptation to climate change in the future. In conclusion it is anticipated that	0	✓	✓	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of existing designations and creating new habitats" (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option may seek to secure the availability of designated sites in the future policy and protect and enhance the area providing appropriate flexibility for adaptation to climate change in the future. In conclusion it is anticipated that the adoption of Option D would have no impact in the short term, however it

				the adoption of Option C would have no impact in the short term, however it would have an uncertain impact in the medium and longer term dependent upon the nature of the policies and the extent of climate change experienced within the District of Rochford.				would have a positive impact in the medium and longer term and dependent upon the nature of the protection may contribute extremely positively in the longer term however elaboration on the form of protection to be adopted is required to determine this.
13). To improve water quality.	0	0	0	No further designations and relying upon policy to influence the location and style of development will have a limited impact on the water quality within the Upper Roach Valley.	?	?	?	<p>Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>DEFRA (2004) demonstrates that the protection and enhancement of the rural environment includes enhancing the water supply and quality.</p>

								The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. "Its objective is that water bodies (inland and coastal) should reach 'good ecological and chemical statuses by 2015" (DEFRA, 2004, 40). Option D seeks to ensure the protection and enhancement of the Upper Roach Valley the precise nature of the protection and enhancement is not stated therefore the effect in the short-long term on water quality is uncertain.
14). To improve air quality.	0	?	?	No further designated sites there is likely to be a limited impact on the air quality, however the policies that influence development style and location may impact on the medium – longer term air quality within the District of Rochford.	0	X	X	In 2004 the Department of Food and Rural Affairs (DEFRA) produced the Rural Strategy. The Rural Strategy sought to illustrate a range of aims to ultimately address Central Government's principle objectives for rural policy which are related to economic and social regeneration, social justice for all and enhancing the value of the countryside. The latter policy objective is of most relevance to this option and SEA objective. DEFRA cite that the aim of their policies "is to provide better access to the countryside and to enable more people from a wider range of backgrounds to enjoy its benefits" (DEFRA, 2004, 44). Planning Policy Guidance 13 – Transport states that "a key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling" (ODPM, 2001, Para 19). Although Government guidance seeks to encourage development on the most accessible sites,

								development of recreational facilities within the countryside is not the most accessible place, however there is a demand for informal recreational facilities within this area as the Replacement Structure Plan (ECC, 2001) identified a deficit of such facilities. This option seeks to protect and enhance the Upper Roach Valley and increase the number of informal recreational facilities available, there is no mention of the need to facilitate such development in the most accessible locations for instance in close proximity to local bus or train stations, Public Right's of Way or Bridal Paths to provide a gateway to the countryside. It is therefore concluded that the imposition of this option without reference to the promotion of sustainable transportation modes may have no impact in the short term but a negative impact in the longer term as persons increasingly access the informal countryside recreational facilities within the District of Rochford by private car reducing local air quality.
15). To achieve sustainable levels of prosperity and economic growth.	?	?	?	Option C seeks to ensure that there shall be no landscape designation and introduce more general policies to provide guidance for the appropriate style and location of development. Impact upon the town centre vitality and viability is dependent upon the type of development permitted within the Upper Roach Valley, it is important that policy seeks to adopt a sequential approach to out	✓	✓	✓	The predominant type of employment within the District of Rochford is service sector. Informal countryside recreational facilities play an important role in many aspects of the local community including social, economic and environmental, contributing in economic sense through the provision of education and employment within the District that widens the type of employment offered in the District. The

			<p>of town development as promoted in Planning Policy Statement 6 – Town Centres and to continue to protect the vitality and viability of the existing town centres throughout the District of Rochford.</p> <p>Furthermore the impact within the Upper Roach Valley rural areas related to economic diversification is also dependent upon the scope within the policies permitting rural diversification, and therefore contributing to rural economic prosperity.</p>				<p>Countryside Agency has identified that the range of employment opportunities are within education, training and lifelong learning programmes, maintenance, events and cultural sector employment. Therefore by adopting this option there is adequate scope to widen and enhance the types of employment opportunities available within the District of Rochford and contribute positively to the diversification of economic activity within the District of Rochford.</p>
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Sustainability Objective	Option – E – Identify land to be included in the Cherry Orchard Jubilee County Park and any further proposed extensions beyond its current allocation.		
	Performance Short, Medium and Long Term		Commentary/ Explanation
Overarching Objective 1) To ensure the delivery of high quality sustainable communities			

where people will want to live and work.				
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	✓✓	✓✓	✓✓	<p>The Replacement Structure Plan (2001) identified that within the area north of Southend in the Rochford District there is a need for a new Country Park for strategically important informal recreational activities. The lack of adequate recreational activity may consequently impact negatively on the level of criminal activity in the district. The Office of the Deputy Prime Minister's publication entitled 'Safer Places The Planning System and Crime Prevention' (2004) cites that "crime and anti social behaviour are more likely to occur if different groups of people feel that there is nothing to do" (ODPM, 2004, 36). Current baseline evidence suggests that the incidences of crime within the District of Rochford are considerably lower than the comparators. Therefore it is concluded that the adoption of option E whereby informal countryside recreational facilities are facilitated within Cherry Orchard Country Park and possible further extension of the park is expected to reduce the level of criminal activity by providing leisure activities in an area where a deficit of such facilities has been identified. The Office of the Deputy prime Minister (2004) concluded that "crime and anti-social behaviour are more likely to occur if places are untidy or unattractive,</p>

				giving the impression of not being cared for or that crime and disorder is tolerated" (ODPM, 2004, 40). Therefore the protection and enhancement of the Upper Roach Valley through the development and enhancement of the Cherry Orchard Country Park is likely to contribute positively to the delivery of a safe environment and encourage social cohesion.
3). Protect and enhance the Greenbelt throughout the District of Rochford.	✓✓	✓✓	✓✓	<p>Planning Policy Guidance 2 – Greenbelts (2001) states that there “five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>The Upper Roach Valley is located within the Greenbelt, therefore this designation seeks to assist the protection of the countryside and rural character evident within this area. The enhancement of outdoor sport and recreational opportunities throughout the</p>

				District of Rochford is an important role of the Greenbelt. As a deficiency of informal countryside recreational facilities has been identified within the Replacement Structure Plan (2001) it is important that this role is adequately maintained. The adoption of this option seeks to increase the quantity of informal countryside recreational facilities available within the District of Rochford through the maintenance and possible extension of Cherry Orchard Country Park.
4). To provide everybody with the opportunity to live in a decent home.	✓	✓✓	✓✓	The Department for Communities and Local Government published 'A Decent Home: Definition and Guidance for Implementation' (June, 2006) which identifies that an important component of a mixed community and decent home is the delivery of areas that "provide access to other economic and social opportunities for all residents, enhancing life chances" (DCLG, 2006, 9). The provision of informal countryside recreational facilities such as a country park within close proximity to urban areas is an example of social infrastructure. The Replacement Structure Plan (2001) sought to highlight that there is a current lack of adequate informal countryside recreational facilities within the area north of Southend and within the District of Rochford, therefore encompassing the Upper Roach Valley. It is therefore concluded that the

				adoption of this option is likely to contribute positively to the delivery of a decent home, because residents residing within close proximity to the Upper Roach Valley will have sufficient informal countryside recreational facilities to meet their needs and there is scope to increase the capacity to continue to meet future needs.
5). To promote town centre vitality and viability.	0	0	0	This option is likely to have no impact on the vitality and viability of the town centres within the District of Rochford, the types of facilities provided in the Upper Roach Valley are not in direct competition with the town centre.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓	✓✓	✓✓	The Upper Roach Valley currently contains, 2 Special Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI's, designated Area of Ancient Landscape and wildlife sites. These areas are clearly safeguarded against any inappropriate development. The Replacement Structure Plan (2001) seeks to identify a deficit in the amount of informal recreational facilities available within the area. The adoption of this option seeks to ensure the delivery of a high degree of environmental protection through the protection and enhancement of the Upper Roach Valley and the provision of informal countryside recreational facilities to address the deficit in countryside recreational facilities. It is therefore concluded that this option contributes positively to the delivery of this

				objective by facilitating construction of social infrastructure as an integral component of environmental protection. Following the development of an appropriate informal countryside recreational facility this option is likely to lead to greater positive effect in the medium and longer term.
7). To promote more sustainable transport choices both for people and moving freight.	✓	✓	✓	In 2004 the Department of Food and Rural Affairs (DEFRA) produced the Rural Strategy. The Rural Strategy sought to illustrate a range of aims to ultimately address Central Government's principle objectives for rural policy which are related to economic and social regeneration, social justice for all and enhancing the value of the countryside. The latter policy objective is of most relevance to this option and SEA objective. DEFRA cites that the aim of their policies "is to provide better access to the countryside and to enable more people from a wider range of backgrounds to enjoy its benefits" (DEFRA, 2004, 44). Planning Policy Guidance 13 – Transport states that "a key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling" (ODPM, 2001, Para 19). Although Government guidance seeks to encourage development on the most accessible sites, development of recreational facilities within the countryside is not the most accessible place, however there is a demand for informal

				<p>recreational facilities within this area as the Replacement Structure Plan (ECC, 2001) identified a deficit of such facilities. This option seeks to protect and enhance the Upper Roach Valley and increase the number of informal recreational facilities available via the establishment of Cherry Orchard Jubilee Country Park.</p> <p>The option fails to demonstrate the importance of the promotion of sustainable transportation modes. However promotional information regarding the Cherry Orchard Jubilee Country Park demonstrates that the park is accessible via public footpath networks from Hockley, Rochford and Eastwood, the local bus network and local car parking facilities. It is therefore concluded that this option contributes positively in the short -0 longer term, however in order for significantly positive contribution in the medium and longer term it is important that sustainable transportation modes are addressed.</p>
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport,	✓	✓	✓	In 2004 the Department of Food and Rural Affairs (DEFRA) produced the Rural Strategy. The Rural Strategy sought to illustrate a range of aims to ultimately address Central Government's principle objectives for rural policy which are related to economic and social regeneration, social justice for all and

<p>walking and cycling.</p>			<p>enhancing the value of the countryside. The latter policy objective is of most relevance to this option and SEA objective. DEFRA cites that the aim of their policies “is to provide better access to the countryside and to enable more people from a wider range of backgrounds to enjoy its benefits” (DEFRA, 2004, 44). Planning Policy Guidance 13 – Transport states that “a key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling” (ODPM, 2001, Para 19). Although Government guidance seeks to encourage development on the most accessible sites, development of recreational facilities within the countryside is not the most accessible place, however there is a demand for informal recreational facilities within this area as the Replacement Structure Plan (ECC, 2001) identified a deficit of such facilities. This option seeks to protect and enhance the Upper Roach Valley and increase the number of informal recreational facilities available via the establishment of Cherry Orchard Jubilee Country Park.</p> <p>The option fails to demonstrate the importance of the promotion of sustainable transportation modes. However promotional information regarding the Cherry Orchard Jubilee Country Park demonstrates that the</p>
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				<p>park is accessible via public footpath networks from Hockley, Rochford and Eastwood, the local bus network and local car parking facilities. It is therefore concluded that this option contributes positively in the short -0 longer term, however in order for significantly positive contribution in the medium and longer term it is important that sustainable transportation modes are addressed.</p>
9). To improve the education and skills of the population.	✓	✓✓	✓✓	<p>The Replacement Structure Plan (Essex County Council, 2001) highlighted that within the area north of Southend-on-Sea and within the District of Rochford there is a deficiency in outdoor recreational activities. The Countryside Agency highlighted that the primary aim of a Country Park “was to provide countryside based recreational opportunities. Alongside this aim, they also successfully act as mechanisms for protecting vulnerable land, and as wildlife conservation centres” the countryside agency have also highlighted that Country parks should address ‘education’. Therefore it is concluded that developing the Cherry Orchard Jubilee Country Park will contribute positively to the educational attainment and development of skills in the District of Rochford.</p>
10). To maintain and	✓	✓✓	✓✓	<p>The Upper Roach Valley contains a range of natural cultural heritage for instance 2 Special</p>

enhance the cultural heritage and assets within the District of Rochford.				Landscape Areas – Hockley Woods and the Crouch/Roach marshes, SSSI's, designated Area of Ancient Landscape and wildlife sites. The area also contains a range of built heritage including listed buildings. Furthermore cultural pursuits within the area have also been enhanced by the re-establishment of the Roach Valley Way in 1994. Cultural heritage within the Upper Roach Valley will be enhanced by the adoption of this option as it seeks increase the informal recreational facilities by developing the Cherry Orchard Jubilee Country Park.
11). To maintain and enhance the quality of landscapes and townscapes.	✓	✓✓	✓✓	DEFRA (2004) emphasises the importance of the protection and enhancement of the countryside and this policy seeks to compliment this objective by seeking enhance and protect and provide scope for future enhancement and enlargement of the Cherry Orchard Jubilee Country Park.
12). To reduce contributions to climatic change.	0	✓	✓	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°c by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural

				habitats that “added protection to vulnerable habitats including extending the size of existing designations and creating new habitats” (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option may seek to protect and enhance the area via the provision of Cherry Orchard Jubilee Country Park providing appropriate flexibility for adaptation to climate change in the future. In conclusion it is anticipated that the adoption of Option E would have no impact in the short term, however it would have a positive impact in the medium and longer term and dependent upon the nature of the protection may contribute extremely positively in the longer term however elaboration on the form of protection to be adopted is required to determine this.
13). To improve water quality.	✓	✓✓	✓✓	Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch

			<p>(Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>DEFRA (2004) demonstrates that the protection and enhancement of the rural environment includes enhancing the water supply and quality. The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. "Its objective is that water bodies (inland and coastal) should reach 'good ecological and chemical statuses by 2015" (DEFRA, 2004, 40). Option E seeks to ensure the protection and enhancement of the Upper Roach Valley through the development of the Cherry Orchard Jubilee Country Park on former agricultural land therefore seeking to reduce the quantity of agricultural diffuse pollution within the River Roach which may seek to enhance the quality of the local inland water environment especially in the medium and long term once the park is fully established. Furthermore</p>
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				there is also scope to extend the Country Park and therefore seeking to integrate more agricultural land into the park.
14). To improve air quality.	0	?	?	In 2004 the Department of Food and Rural Affairs (DEFRA) produced the Rural Strategy. The Rural Strategy sought to illustrate a range of aims to ultimately address Central Government's principle objectives for rural policy which are related to economic and social regeneration, social justice for all and enhancing the value of the countryside. The latter policy objective is of most relevance to this option and SEA objective. DEFRA cite that the aim of their policies "is to provide better access to the countryside and to enable more people from a wider range of backgrounds to enjoy its benefits" (DEFRA, 2004, 44). Planning Policy Guidance 13 – Transport states that "a key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling" (ODPM, 2001, Para 19). Although Government guidance seeks to encourage development on the most accessible sites, development of recreational facilities within the countryside is not the most accessible place, however there is a demand for informal recreational facilities within this area as the Replacement Structure Plan (ECC, 2001) identified a deficit of such facilities. This

				<p>option seeks to protect and enhance the Upper Roach Valley and increase the number of informal recreational facilities available, there is no mention of the need to facilitate such development in the most accessible locations for instance in close proximity to local bus or train stations, Public Right's of Way or Bridal Paths to provide a gateway to the countryside. However current marketing material available for the initial stage of the Cherry Orchard Jubilee Country Park emphasises the availability of sustainable transportation modes that may be utilised to access the park. Therefore in the short term there is likely to be no impact on the local air quality.</p> <p>However it is important to prevent any deterioration in the local air pollution due to traffic growth on the road that the option seeks to continue to promote sustainable transportation modes to access the site. In conclusion the impact on air quality in the medium and longer term is therefore uncertain.</p>
15). To achieve sustainable levels of prosperity and economic growth.	✓	✓	✓	<p>The predominant type of employment within the District of Rochford is service sector. Informal countryside recreational facilities play an important role in many aspects of the local community including social, economic and environmental, contributing in economic</p>

				<p>sense through the provision of education and employment within the District that widens the type of employment offered in the District. The Countryside Agency has identified that the range of employment opportunities are within education, training and lifelong learning programmes, maintenance, events and cultural sector employment. Therefore by adopting this option there is adequate scope to widen and enhance the types of employment opportunities available within the District of Rochford and contribute positively to the diversification of economic activity within the District of Rochford.</p>
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Rochford Council Core Strategy SEA/SA -

Protection and Enhancement of Special Landscapes

Sustainability Objective	Option – A – No local landscape designations, as these add little value to the planning process and the countryside should be protected for its own sake			• Option – B – No coastal protection belt as the coast is protected by nature conservation designations				
	Performance Short, Medium and Long Term			Commentary/ Explanation	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective 1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	0	0	0	The protection and enhancement of landscape areas has a relatively limited effect on the safety of an environment.	0	0	0	By not implementing the coastal protection belt there is unlikely to be any significant effect upon the incidence of crime and community cohesion.
3). Protect and enhance the Greenbelt	0	X	X	Planning Policy Guidance 2 – Greenbelts (2001) states that there “five purposes of	0	0	0	Planning Policy Guidance 2 – Greenbelts (2001) states that there are “five purposes of including

<p>throughout the District of Rochford.</p>			<p>including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>Landscape designation Coastal Protection Belt and Special Landscape Areas have a role in seeking to preserve the setting and special character of the countryside. Throughout the District of Rochford the Replacement Structure Plan (ECC, 2001) has highlighted land that is incorporated within the Coastal Protection and Flood Defence. “The primary aim of coastal protection and flood defence works is the protection of human life and existing property, but it can also conserve irreplaceable natural habitats” (ECC, 2001, 88). At present within the District of Rochford there are 3 Special Landscape Areas they include Hockley Woods, Upper Crouch and the Crouch/Roach Marshes they are allocated because of there landscape value. The</p>			<p>land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>The adoption of option B will result in the lack of a coastal protection belt within the District of Rochford. Currently the coastal protection belt stretches throughout the Essex coasts stretching from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. Throughout the District of Rochford some of the Coastal Protection Belt is within the Greenbelt, and therefore the greenbelt will continue to provide scope to ensure that the character of the area is preserved. However the inclusion of the landscape within the coastal protection belt seeks to ensure that the protection is related to the aquatic environment and the important environmental, social and economic factors related to this area. In conclusion the lack of the coastal protection belt may have no impact upon</p>
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				landscape designations aid in the protection of the natural heritage evident within the District of Rochford. Therefore the lack of such designation may seek to promote such conservation and protection and therefore in the medium and longer term there is likely to be a negative effect.				the greenbelt designation and the overarching greenbelt objectives.
4). To provide everybody with the opportunity to live in a decent home.	?	?	?	<p>The lack of Special Landscape Designations may seek to prevent restrictions on the spatial extent of residential dwellings constructed in the District of Rochford. The baseline evidence suggests that currently there is a shortfall of 1558 affordable dwellings, therefore no designations may seek to facilitate development on land previously deemed inappropriate due to inclusion in designated site.</p> <p>The Replacement Structure Plan cites that “the primary aim of coastal protection and flood defence is the protection of human life and existing property, but also to conserve irreplaceable natural habitats” (ECC, 2001, 88). Therefore the objective of such a designation seeks to protect residents. Therefore the failure of acknowledging the need for such a protection within the District of Rochford may have a negative impact if residential properties were to be constructed within the Coastal belt outlined in the Replacement Structure Plan (2001).</p>	?	?	?	<p>The lack of Special Landscape Designations may seek to prevent restrictions on the spatial extent of residential dwellings constructed in the District of Rochford. The baseline evidence suggests that currently there is a shortfall of 1558 affordable dwellings, therefore no designations may seek to facilitate development on land previously deemed inappropriate due to inclusion in designated site.</p> <p>The Replacement Structure Plan cites that “the primary aim of coastal protection and flood defence is the protection of human life and existing property, but also to conserve irreplaceable natural habitats” (ECC, 2001, 88). Therefore the objective of such a designation seeks to protect residents. Therefore the failure of acknowledging the need for such a protection within the District of Rochford may have a negative impact if residential properties were to be constructed within the Coastal belt outlined in the Replacement Structure Plan (2001).</p> <p>It is therefore concluded that the impact upon this objective is dependent upon planning applications for residential dwellings within these currently</p>

				It is therefore concluded that the impact upon this objective is dependent upon planning applications for residential dwellings within these currently designated sites so overall the impact is uncertain.				designated sites so overall the impact is uncertain.
5). To promote town centre vitality and viability.	X	X	X	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>No landscape designations within the District of Rochford may facilitate development on Greenfield land and discourage redevelopment and regeneration within urban centres.</p>	X	X	X	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>No landscape designations within the District of Rochford may facilitate development on Greenfield land and discourage redevelopment and regeneration within urban centres.</p>
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social,	X	X	X	<p>Special Landscape Character Areas are areas of value to the local community for a combination of reasons including their contribution to biodiversity and natural heritage. Within the District of Rochford the Essex Landscape Character Assessment outlined that the key characteristics of the Crouch and Roach Farmland and the Dengie</p>	X	X	X	<p>Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. The Replacement Structure Plan (ECC, 2001) highlighted that the aims of the Coastal Protection Belt is to “protect the rural and undeveloped coastline from development. Any development</p>

<p>environmental and economic development.</p>			<p>and Foulness Coast. Following the assessment Rochford District Council have sought to identify three Special Landscape Area's outlined in the Replacement Local Plan (2006) which include Hockley Woods, Upper Crouch and the Crouch/Roach Marshes. The adoption of option A would result in no designated sites reducing the level of protection necessary within these sites to maintain there character. In conclusion the lack of designated sites within the district would fail to provide adequate protection for the environmental conservation that is integral to economic and social development throughout the District of Rochford.</p>		<p>which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land" (ECC, 2001, 87). Within the District of Rochford the Coastal Protection Belt also has a number of other international and national designations such as Special Protection Areas. The current Rochford District Local Plan demonstrates that within the District 'the Crouch and Roach Marshes' are a SPA. This SPA "consists of a large number of islands, creeks, and channels with salt marshes, mudflats and drainage ditches predominating. Apart from the timber wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population" (Rochford District Council, 2006, 130). In SPA there is a presumption against development unless it accords with the character of the Crouch and Roach marshes. Also Special Areas of Conservation which are outlined in the Habitat Directive Article 3 for the protection of the natural habitats of European importance covering all of Foulness and the</p>
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								Crouch and Roach Estuaries, other designations are also outlined. It is important to highlight that the adoption of the Coastal Protection Belt seeks to ensure that the coasts are preserved and enhanced taking into account land use planning mechanism therefore ensuring that this preservation of character is integral to the environmental, social and economic development of the district. Therefore by implementing option B it is likely that this will contribute negatively to this objective.
7). To promote more sustainable transport choices both for people and moving freight.	X	X	X	Essex Landscape Character Assessment (2002) outlines that the communications evident within the Crouch and Roach Farmland include “narrow lanes with right angled bands following the field boundaries, lack of roads within the marshlands other than farm tracks and main A130 crosses the landscape in the west, otherwise few major roads cross the area” (Chris Blandford Associates, 2002, 164). The communication routes outlined in the Dengie and Foulness Coast include “sparse road network of narrow straight or dog-legged lanes, mainly farm tracks” (Chris Blandford, 2002, 169). The failure to designate sites of recognised landscape importance within the District of Rochford will not provide adequate protection for the prevention of road development which may decrease the sustainable transportation use.	X	X	X	The national and international designations evident throughout the coastal environment within the District of Rochford ultimately seek to protect the nature conservation interests. Whilst the designation of a Coastal Protection Belt aims to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). The adoption of this option fails to

								protect the undeveloped coast from development and therefore there is scope for more development within coastal locations which may seek to enhance unsustainable transportation modes as access by public transport to coastal locations throughout the district is not as frequent as more urban conurbations. Therefore this option will contribute negatively to the promotion of sustainable transportation modes.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	Ultimately this option seeks to address the conservation and enhancement of special landscapes throughout the District of Rochford and therefore will have no impact on the promotion of accessibility by a choice mode of transportation.	X	X	X	The national and international designations evident throughout the coastal environment within the District of Rochford ultimately seek to protect the nature conservation interests. Whilst the designation of a Coastal Protection Belt aims to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). The adoption of this option fails to protect the undeveloped coast from development and therefore there is scope for more development within coastal locations which may

								seek to enhance unsustainable transportation modes as access by public transport to coastal locations throughout the district is not as frequent as more urban conurbations. Therefore this option will contribute negatively to the promotion of sustainable transportation modes.
9). To improve the education and skills of the population.	0	X	X	The lack of designated landscape sites within the District of Rochford, will have no impact in the short term with regard to local educational attainment because the current landscapes of cultural heritage are unlikely to change significantly. However in the medium to longer term the lack of protection and conservation provided by designated sites will seek to reduce the cultural heritage and therefore contribution to educational and skills attainment throughout the District of Rochford.	X	X	X	The national and international designations evident throughout the coastal environment within the District of Rochford ultimately seek to protect the nature conservation interests. Whilst the designation of a Coastal Protection Belt aims to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). It is concluded that the Coastal Protection Belt designation seeks to ensure that wider issues are taken into consideration rather than purely nature conservation. Therefore there is scope for ensuring that sustainable transportation modes are utilised throughout this area but this scope is dependent upon public

								demand for such facilities and the need to mitigate car use, therefore the overall effect of no Coastal Protection Belt in the short-long term is negative as the Coastal Protection designation seeks to take wider issues into account.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	X	XX	The Essex Landscape Character Assessment (Chris Blandford Associates, 2002) the study sought to identify “thirty-five ‘Landscape Character Areas’ – geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place” (Chris Blandford Associates, 2002, 2). Within the Rochford District the areas that were identified included the Crouch and Roach farmland and the Dengie and Foulness Coast, and following this study Rochford District have sought to designate 3 Special Landscape Areas. The relative importance of designated areas is outlined in Planning Policy Statement 7 – Sustainable Development in Rural Areas (2004) which cites that “local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection” (ODPM, 2004, 14). Therefore it is deemed that the adoption of option A and the consequent no	X	X	X	Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. The Replacement Structure Plan (ECC, 2001) highlighted that the aims of the Coastal Protection Belt is to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). Within the District of Rochford the Coastal Protection Belt also has a number of other international and national designations such as Special Protection Areas.

				landscape designation will have no impact in the short term to the cultural heritage but due to the lack of appropriate policy guidance to maintain and enhance the local landscape character by no designations there is likely to be an increasingly negative impact in the medium and longer term.				The current Rochford District Local Plan demonstrates that within the District 'the Crouch and Roach Marshes' are a SPA. This SPA "consists of a large number of islands, creeks, and channels with salt marshes, mudflats and drainage ditches predominating. Apart from the timber wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population" (Rochford District Council, 2006, 130). In SPA there is a presumption against development unless it accords with the character of the Crouch and Roach marshes. Also Special Areas of Conservation which are outlined in the Habitat Directive Article 3 for the protection of the natural habitats of European importance covering all of Foulness and the Crouch and Roach Estuaries, other designations are also outlined. It is important to highlight that the adoption of the Coastal Protection Belt seeks to ensure that the coasts are preserved and enhanced taking into account land use planning mechanism therefore ensuring that this preservation of character is integral to the environmental, social and economic development of the district. Therefore by implementing option B it is likely that this will contribute negatively to this objective.
11). To maintain and enhance the quality of	0	X	XX	The Essex Landscape Character Assessment (Chris Blandford Associates, 2002) the study sought to identify "thirty-five 'Landscape Character Areas' – geographical areas with a	X	X	X	The Coastal Protection Belt seeks to ensure that the coasts are preserved and enhanced taking into account land use planning mechanism therefore ensuring that this preservation of

landscapes and townscapes.				recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place” (Chris Blandford Associates, 2002, 2). Within the Rochford District the areas that were identified included the Crouch and Roach farmland and the Dengie and Foulness Coast, and following this study Rochford District have sought to designate 3 Special Landscape Areas. The relative importance of designated areas is outlined in Planning Policy Statement 7 – Sustainable Development in Rural Areas (2004) which cites that “local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection” (ODPM, 2004, 14). Therefore it is deemed that the adoption of option A and the consequent no landscape designation will have no impact in the short term to the cultural heritage but due to the lack of appropriate policy guidance to maintain and enhance the local landscape character by no designations there is likely to be an increasingly negative impact in the medium and longer term.				character is integral to the environmental, social and economic development of the district. The environmental significance of the coastal landscape within the District of Rochford is preserved through the national and international designations evident in the district. It is concluded that the Coastal Protection belt seeks to ensure the preservation of the coastal landscape with relevance to social and economic issues as well as environmental therefore by implementing option B it is likely that this will contribute negatively to this objective.
12). To reduce contributions to climatic change.	0	?	?	Research conducted by climatologists predicts that if urgent action isn’t taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases	0	?	?	Research conducted by climatologists predicts that if urgent action isn’t taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would

				of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that “added protection to vulnerable habitats including extending the size of existing designations and creating new habitats” (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option would not secure the availability of locally designated sites in the future policy which may be relied upon to provide the appropriate flexibility for adaptation to climate change in the future. In conclusion it is anticipated that the adoption of Option A would have no impact in the short term, however it would have an uncertain impact in the medium and longer term dependent upon the extent to which climate change impacts the District of Rochford.				have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that “added protection to vulnerable habitats including extending the size of existing designations and creating new habitats” (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option would not secure the designation related to environmental, social and economic issues for the future which may be relied upon to provide the appropriate flexibility for adaptation to climate change in the future. In conclusion it is anticipated that the adoption of Option B would have no impact in the short term, however it would have an uncertain impact in the medium and longer term dependent upon the extent to which climate change impacts the District of Rochford.
13). To improve water quality.	?	?	?	Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters	?	?	?	Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch

			<p>to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District’s rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>DEFRA (2004) demonstrates that the protection and enhancement of the rural environment includes enhancing the water supply and quality. The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. “Its objective is that water bodies (inland and coastal) should reach ‘good ecological and chemical statuses by 2015” (DEFRA, 2004, 40). Option A will result in no designated landscape sites the extent to which this may impact on the water quality within the District of Rochford is uncertain as this is dependent upon the type of development that may be facilitated within the areas that were formally designated.</p>		<p>(Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District’s rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. “its objective is that water bodies (inland and coastal) should reach ‘good ecological and chemical statuses by 2015” (DEFRA, 2004, 40). This demonstrates that there are other legislative guidance that seeks to ensure the quality of the water environment within the District of Rochford is improved.</p> <p>Other European and national designations seeks to influence protection with respect of wildlife conservation, and the preservation of natural features which indirectly may seek to ensure that water quality is improved to ensure such wildlife may continue to thrive in the aquatic environment within the District of Rochford.</p> <p>The Coastal Protection Belt seeks to ensure that</p>
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								as well as protecting and conserving the coastal area for the preservation of key environmental factors, the coast shall be preserved for economic and social reasons. For instance with regards to the water quality the Coastal protection belt seeks to ensure that the coastline is protected to prevent any adverse impact on local fisheries and shell fisheries. Therefore by seeking to adopt option B the impact on the water quality within the District of Rochford is uncertain as this is dependent upon the type of development that may be facilitated within the areas that were formally designated within the Coastal Protection Belt.
14). To improve air quality.	0	?	?	The Essex Landscape Character Assessment (Chris Blandford Associates, 2002) the study sought to identify “thirty-five ‘Landscape Character Areas’ – geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place” (Chris Blandford Associates, 2002, 2). Within the Rochford District the areas that were identified included the Crouch and Roach farmland and the Dengie and Foulness Coast, and following this study Rochford District have sought to designate 3 Special Landscape Areas. Within the District of Rochford the impact on the lack of designated landscape sites upon local air quality is likely to have no impact in the short term and uncertain in the medium – longer term as this is dependent upon development	0	?	?	Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. The Replacement Structure Plan (ECC, 2001) highlighted that the aims of the Coastal Protection Belt is to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature

				pressure in these areas within the District of Rochford.				conservation interests and high quality agricultural land” (ECC, 2001, 87). Within the District of Rochford the Coastal Protection Belt also has a number of other international and national designations such as Special Protection Areas. The current Rochford District Local Plan demonstrates that within the District ‘the Crouch and Roach Marshes’ are a SPA. This SPA “consists of a large number of islands, creeks, and channels with salt marshes, mudflats and drainage ditches predominating. Apart from the timber wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population” (Rochford District Council, 2006, 130). In SPA there is a presumption against development unless it accords with the character of the Crouch and Roach marshes. Also Special Areas of Conservation which are outlined in the Habitat Directive Article 3 for the protection of the natural habitats of European importance covering all of Foulness and the Crouch and Roach Estuaries, other designations are also outlined. Within the District of Rochford the impact on the lack of a Coastal Protection Belt upon local air quality is likely to have no impact in the short term and uncertain in the medium – longer term as this is dependent upon the type and scale of development pressure within the coastal areas throughout the District of Rochford.
15). To achieve sustainable	0	?	?	Planning Policy Statement 7 – Sustainable Development in Rural Areas (2004) cites that	0	?	?	Planning Policy Statement 7 – Sustainable Development in Rural Areas (2004) cites that

<p>levels of prosperity and economic growth.</p>			<p>“local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection” (ODPM, 2004, 14). In promoting the delivery of sustainable development Planning Policy Statement 1 – Delivering Sustainable Development states that “local planning authorities should ensure that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time” (ODPM, 2005, 6). The lack of designated landscapes throughout the District of Rochford will result in inadequate protection and conservation of landscapes of cultural heritage and biological diversity that are important in environmental terms. These designations also seek to ensure that where social and economic infrastructure is to be located it is spatially concentrated in sites of lesser biological and cultural heritage.</p>			<p>“local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection” (ODPM, 2004, 14). In promoting the delivery of sustainable development Planning Policy Statement 1 – Delivering Sustainable Development states that “local planning authorities should ensure that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time” (ODPM, 2005, 6). The lack of designated landscapes throughout the District of Rochford will result in inadequate protection and conservation of landscapes of cultural heritage and biological diversity that are important in environmental terms. These designations also seek to ensure that where social and economic infrastructure is to be located it is spatially concentrated in sites of lesser biological and cultural heritage.</p>
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<p>Sustainability Objective</p>	<p>Option – C – No protection for the landscape as this is an evolving feature and artificial designations create artificial landscapes.</p>	<ul style="list-style-type: none"> • Option – D – Freedom for agriculture, horticulture, equine uses, leisure and tourism to develop in these areas, whilst maintaining restrictions on general employment and housing uses.
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	Performance Short, Medium and Long Term			Commentary/ Explanation	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective 1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	0	0	0	The protection and enhancement of landscape areas has a relatively limited effect on the safety of an environment.	✓✓	✓✓	✓✓	The incidence of crime within the District of Rochford is considerably low compared to the national average as demonstrated in the baseline section of the report. Evidence from the Office of the Deputy Prime Minister (2004) states that “crime and anti-social behaviour are more likely to occur if different groups of people feel that there is nothing to do” (ODPM, 2004, 36). Therefore it is concluded that by adopting option D the promotion of sources of employment and leisure pursuits within these areas may seek to increase local community cohesion and reduce crime, contributing positively in the short-long term.

<p>3). Protect and enhance the Greenbelt throughout the District of Rochford.</p>	<p>0</p>	<p>X</p>	<p>X</p>	<p>Planning Policy Guidance 2 – Greenbelts (2001) cities that there “five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>Landscape designation Coastal Protection Belt and Special Landscape Areas have a role in seeking to preserve the setting and special character of the countryside.</p> <p>Throughout the District of Rochford the Replacement Structure Plan (ECC, 2001) has highlighted land that is incorporated within the Coastal Protection and Flood Defence. “The primary aim of coastal protection and flood defence works is the protection of human life and existing property, but it can also conserve irreplaceable natural habitats” (ECC, 2001, 88). At present within the District of Rochford there are 3 Special Landscape Areas they include Hockley Woods, Upper Crouch and</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>Planning Policy Guidance 2 – Greenbelts (2001) cities that there “five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>A large part of the Rochford District is within the designated greenbelt. This option seeks to promote agriculture, horticulture, equine uses and leisure developments within the special landscapes throughout the district including inland and coastal landscapes.</p> <p>The Essex Landscape Character Assessment (Chris Blandford Associates, 2002) the study sought to identify “thirty-five ‘Landscape Character Areas’ – geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place” (Chris Blandford Associates, 2002, 2). Within the Rochford District</p>
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				<p>the Crouch/Roach Marshes they are allocated because of there landscape value. The landscape designations aid in the protection of the natural heritage evident within the District of Rochford. Therefore the lack of such designation may seek to promote such conservation and protection and therefore in the medium and longer term there is likley to be a negative effect.</p>				<p>the areas that were identified included the Crouch and Roach farmland and the Dengie and Foulness Coast. The Landscape Character Assessment sought to demonstrate that agriculture and horticulture formed one of the key characteristics of the Crouch and Roach Farmland typology, as it cites “rolling or gently undulating arable farmland between the estuaries. Regular fields of variable size and thick or intermittent hedgerow boundaries” (Chris Blandford Associates, 2002, 161). Therefore it is concluded that this option may not necessarily be detrimental to the objectives of the greenbelt. Furthermore the greenbelt does seek to facilitate opportunities for access to the countryside and outdoor sport and recreation therefore leisure and tourism development within these areas may not be detrimental to the objectives of the greenbelt.</p>
4). To provide everybody with the opportunity to live in a decent home.	?	?	?	<p>The lack of Special Landscape Designations may seek to prevent restrictions on the spatial extent of residential dwellings constructed in the District of Rochford. The baseline evidence suggests that currently there is a shortfall of 1558 affordable dwellings, therefore no designations may seek to facilitate development on land previously deemed inappropriate due to inclusion in designated site.</p> <p>The Replacement Structure Plan cites that “the primary aim of coastal protection and</p>	✓	✓	✓	<p>The Department for Communities and Local Government published ‘A Decent Home: Definition and Guidance for Implementation’ (June, 2006) which identifies that an important component of a mixed community and decent home is the delivery of areas that “provide access to other economic and social opportunities for all residents, enhancing life chances” (DCLG, 2006, Therefore an important component of a decent home and mixed community is the delivery of social opportunities available to all members of the community. The special landscapes throughout the district of Rochford are</p>

				<p>flood defence is the protection of human life and existing property, but also to conserve irreplaceable natural habitats” (ECC, 2001, 88). Therefore the objective of such a designation seeks to protect residents. Therefore the failure of acknowledging the need for such a protection within the District of Rochford may have a negative impact if residential properties were to be constructed within the Coastal belt outlined in the Replacement Structure Plan (2001).</p> <p>It is therefore concluded that the impact upon this objective is dependent upon planning applications for residential dwellings within these currently designated sites so overall the impact is uncertain.</p>				<p>predominately located in the rural areas throughout the district. The Replacement Structure Plan (2001) sought to highlight that there is a current lack of adequate informal countryside recreational facilities within the area north of Southend, and within the District of Rochford, therefore encompassing the Upper Roach Valley. Therefore the promotion of leisure and tourism facilities within these areas may seek to ensure the delivery of adequate social and to some extent economic infrastructure for local communities.</p>
5). To promote town centre vitality and viability.	X	X	X	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>No landscape designations within the District</p>	0	0	0	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>Option D seeks to promote the utilisation of special landscapes for agricultural, horticultural,</p>

				of Rochford may facilitate development on Greenfield land and discourage redevelopment and regeneration within urban centres.				equine uses and leisure and tourism, however general employment and housing are to be restricted. It is therefore concluded that the adoption of this option is likely to have no impact on town centre vitality and viability.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	X	X	X	Special Landscape Character Areas are areas of value to the local community for a combination of reasons including their contribution to biodiversity and natural heritage. Within the District of Rochford the Essex Landscape Character Assessment outlined that the key characteristics of the Crouch and Roach Farmland and the Dengie and Foulness Coast. Following the assessment Rochford District Council have sought to identify three Special Landscape Area's outlined in the Replacement Local Plan (2006) which include Hockley Woods, Upper Crouch and the Crouch/Roach Marshes. The adoption of option A would result in no designated sites reducing the level of protection necessary within these sites to maintain there character. In conclusion the lack of designated sites within the district would fail to provide adequate protection for the environmental conservation that is integral to economic and social development throughout the District of Rochford.	?	?	?	Special Landscape Character Areas are areas of value to the local community for a combination of reasons including their contribution to biodiversity and natural heritage. Within the District of Rochford the Essex Landscape Character Assessment outlined that the key characteristics of the Crouch and Roach Farmland and the Dengie and Foulness Coast. Following the assessment Rochford District Council have sought to identify three Special Landscape Area's outlined in the Replacement Local Plan (2006) which include Hockley Woods, Upper Crouch and the Crouch/Roach Marshes. Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. Throughout the District of Rochford some of the Coastal Protection Belt is within the Greenbelt. There are also other national designations within Rochford. This option seeks to promote the utilisation of special protection areas throughout the district of Rochford for agriculture, horticulture, equine uses and leisure and tourism, however general employment and housing is restricted.

								The option fails to stipulate the extent to which agriculture and other land uses shall promoted, therefore it is difficult to interpret whether the type of development may not be initegral to the environmental quality of the area.
7). To promote more sustainable transport choices both for people and moving freight.	X	X	X	Essex Landscape Character Assessment (2002) outlines that the communications evident within the Crouch and Roach Farmland include “narrow lanes with right angled bands following the field boundaries, lack of roads within the marshlands other than farm tracks and main A130 crosses the landscape in the west, otherwise few major roads cross the area” (Chris Blandford Associates, 2002, 164). The communication routes outlined in the Dengie and Foulness Coast include “sparse road network of narrow straight or dog-legged lanes, mainly farm tracks” (Chris Blandford, 2002, 169). The failure to designate sites of recognised landscape importance within the District of Rochford will not provide adequate protection for the prevention of road development which may decrease the sustainable transportation use.	?	?	?	The promotion of equine land uses will provide greater opportunities for sustainable transport choices by facilitating horse riding within the rural areas throughout the Rochford District. The facilitation of agriculture and horticulture is unlikely to impact significantly on the promotion of sustainable transport choices within the District of Rochford. However the promotion of increased leisure and tourism within the special landscape areas may cause a rise in private car use, as the special landscape areas are predominately located in the rural areas of the district, therefore public transport services are less frequent. The option fails to address the nature, scale and extent of the tourist and leisure facilities. Also the option does not seek to promote sustainable transportation modes integral to the delivery of leisure and tourist facilities. In conclusion the impact of this option in the short-long term on the promotion of sustainable transport choices is uncertain, because the nature of leisure and tourist facilities is dependent upon the nature of the leisure and tourist facilities within the special landscape areas throughout the district of Rochford.

8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	Ultimately this option seeks to address the conservation and enhancement of special landscapes throughout the District of Rochford and therefore will have no impact on the promotion of accessibility by a choice mode of transportation.	?	?	?	The promotion of equine land uses will provide greater opportunities for sustainable transport choices by facilitating horse riding within the rural areas throughout the Rochford District. The facilitation of agriculture and horticulture is unlikely to impact significantly on the promotion of sustainable transport choices within the District of Rochford. However the promotion of increased leisure and tourism within the special landscape areas may cause a rise in private car use, as the special landscape areas are predominately located in the rural areas of the district, therefore public transport services are less frequent. The option fails to address the nature, scale and extent of the tourist and leisure facilities. Also the option does not seek to promote sustainable transportation modes integral to the delivery of leisure and tourist facilities. In conclusion the impact of this option in the short-long term on the promotion of sustainable transport choices is uncertain, because the nature of leisure and tourist facilities is dependent upon the nature of the leisure and tourist facilities within the special landscape areas throughout the district of Rochford.
9). To improve the education and skills of the population.	0	X	X	The lack of designated landscape sites within the District of Rochford, will have no impact in the short term with regard to local educational attainment because the current landscapes of cultural heritage are unlikely to change significantly. However in the medium to	?	?	?	Special Landscape Character Areas are areas of value to the local community for a combination of reasons including their contribution to biodiversity and natural heritage. Within the District of Rochford the Essex Landscape Character Assessment outlined that the key characteristics

			<p>longer term the lack of protection and conservation provided by designated sites will seek to reduce the cultural heritage and therefore contribution to educational and skills attainment throughout the District of Rochford.</p>			<p>of the Crouch and Roach Farmland and the Dengie and Foulness Coast. Following the assessment Rochford District Council have sought to identify three Special Landscape Area's outlined in the Replacement Local Plan (2006) which include Hockley Woods, Upper Crouch and the Crouch/Roach Marshes.</p> <p>Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. Throughout the District of Rochford some of the Coastal Protection Belt is within the Greenbelt. There are also other national designations within Rochford.</p> <p>This option seeks to promote the utilisation of special protection areas throughout the district of Rochford for agriculture, horticulture, equine uses and leisure and tourism, however general employment and housing is restricted. Clearly within some of the currently designated sites in the district of Rochford the promotion of further agricultural and horticultural will be integral to the current and historic landscape form. Therefore the facilitation of further agricultural and horticultural development within these sites will complement the historic character and contribute positively to the educational attainment within the area. However in other areas the special landscape designation seeks to conserve and protect the</p>
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							<p>natural landscape character therefore the promotion of agriculture, horticulture, leisure and tourism may alter the natural landscape heritage. This option may therefore reduce the landscape quality evident within the district especially for the future generations.</p> <p>In conclusion the short-long term impact is dependent upon the nature, extent and location of agriculture, horticulture, equine, leisure and tourism facilities, as the option only seeks to promote rather than develop the impact is uncertain.</p>	
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	X	XX	<p>The Essex Landscape Character Assessment (Chris Blandford Associates, 2002) the study sought to identify “thirty-five ‘Landscape Character Areas’ – geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place” (Chris Blandford Associates, 2002, 2). Within the Rochford District the areas that were identified included the Crouch and Roach farmland and the Dengie and Foulness Coast, and following this study Rochford District have sought to designate 3 Special Landscape Areas. The relative importance of designated areas is outlined in Planning Policy Statement 7 – Sustainable Development in Rural Areas (2004) which cites that “local landscape designations</p>	?	?	?	<p>Special Landscape Character Areas are areas of value to the local community for a combination of reasons including their contribution to biodiversity and natural heritage. Within the District of Rochford the Essex Landscape Character Assessment outlined that the key characteristics of the Crouch and Roach Farmland and the Dengie and Foulness Coast. Following the assessment Rochford District Council have sought to identify three Special Landscape Area’s outlined in the Replacement Local Plan (2006) which include Hockley Woods, Upper Crouch and the Crouch/Roach Marshes.</p> <p>Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex.</p>

			<p>should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection” (ODPM, 2004, 14). Therefore it is deemed that the adoption of option A and the consequent no landscape designation will have no impact in the short term to the cultural heritage but due to the lack of appropriate policy guidance to maintain and enhance the local landscape character by no designations there is likely to be an increasingly negative impact in the medium and longer term.</p>			<p>Throughout the District of Rochford some of the Coastal Protection Belt is within the Greenbelt. There are also other national designations within Rochford.</p> <p>This option seeks to promote the utilisation of special protection areas throughout the district of Rochford for agriculture, horticulture, equine uses and leisure and tourism, however general employment and housing is restricted. Clearly within some of the currently designated sites in the district of Rochford the promotion of further agricultural and horticultural will be integral to the current and historic landscape form. Therefore the facilitation of further agricultural and horticultural development within these sites will complement the historic character and contribute positively to the educational attainment within the area. However in other areas the special landscape designation seeks to conserve and protect the natural landscape character therefore the promotion of agriculture, horticulture, leisure and tourism may alter the natural landscape heritage. This option may therefore reduce the landscape quality evident within the district especially for the future generations.</p> <p>In conclusion the short-long term impact is dependent upon the nature, extent and location of agriculture, horticulture, equine, leisure and tourism facilities, as the option only seeks to promote rather than develop the impact is</p>
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								uncertain.
11). To maintain and enhance the quality of landscapes and townscapes.	0	X	XX	The Essex Landscape Character Assessment (Chris Blandford Associates, 2002) the study sought to identify “thirty-five ‘Landscape Character Areas’ – geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place” (Chris Blandford Associates, 2002, 2). Within the Rochford District the areas that were identified included the Crouch and Roach farmland and the Dengie and Foulness Coast, and following this study Rochford District have sought to designate 3 Special Landscape Areas. The relative importance of designated areas is outlined in Planning Policy Statement 7 – Sustainable Development in Rural Areas (2004) which cites that “local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection” (ODPM, 2004, 14). Therefore it is deemed that the adoption of option A and the consequent no landscape designation will have no impact in the short term to the cultural heritage but due to the lack of appropriate policy guidance to maintain and enhance the local landscape character by no designations there is likely to be an increasingly negative impact in the	?	?	?	<p>Special Landscape Character Areas are areas of value to the local community for a combination of reasons including their contribution to biodiversity and natural heritage. Within the District of Rochford the Essex Landscape Character Assessment outlined that the key characteristics of the Crouch and Roach Farmland and the Dengie and Foulness Coast. Following the assessment Rochford District Council have sought to identify three Special Landscape Area’s outlined in the Replacement Local Plan (2006) which include Hockley Woods, Upper Crouch and the Crouch/Roach Marshes.</p> <p>Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. Throughout the District of Rochford some of the Coastal Protection Belt is within the Greenbelt. There are also other national designations within Rochford.</p> <p>This option seeks to promote the utilisation of special protection areas throughout the district of Rochford for agriculture, horticulture, equine uses and leisure and tourism, however general employment and housing is restricted. Clearly within some of the currently designated sites in the district of Rochford the promotion of further</p>

				medium and longer term.				<p>agricultural and horticultural will be integral to the current and historic landscape form. Therefore the facilitation of further agricultural and horticultural development within these sites will complement the historic character and contribute positively to the educational attainment within the area. However in other areas the special landscape designation seeks to conserve and protect the natural landscape character therefore the promotion of agriculture, horticulture, leisure and tourism may alter the natural landscape heritage. This option may therefore reduce the landscape quality evident within the district especially for the future generations.</p> <p>In conclusion the short-long term impact is dependent upon the nature, extent and location of agriculture, horticulture, equine, leisure and tourism facilities, as the option only seeks to promote rather than develop the impact is uncertain.</p>
12). To reduce contributions to climatic change.	0	?	?	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of	0	X	XX	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of existing designations and creating new habitats"

				<p>existing designations and creating new habitats” (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option would not secure the availability of locally designated sites in the future policy which may be relied upon to provide the appropriate flexibility for adaptation to climate change in the future. In conclusion it is anticipated that the adoption of Option A would have no impact in the short term, however it would have an uncertain impact in the medium and longer term dependent upon the extent to which climate change impacts the District of Rochford.</p>			<p>(Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level.</p> <p>Therefore the adoption of this option would reduce the protection and conservation attributes provided by locally designated sites in the future policy which may be relied upon to provide the appropriate flexibility for adaptation to climate change in the future. In conclusion the adoption of this option will have an increasingly negative impact in the longer term, because it will fail to protect the existing landscape features for future generations therefore reducing the impact of climate change at the local level.</p>	
13). To improve water quality.	?	?	?	<p>Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor</p>	?	?	?	<p>Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p>

			<p>to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>DEFRA (2004) demonstrates that the protection and enhancement of the rural environment includes enhancing the water supply and quality. The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. "Its objective is that water bodies (inland and coastal) should reach 'good ecological and chemical statuses by 2015" (DEFRA, 2004, 40). Option A will result in no designated landscape sites the extent to which this may impact on the water quality within the District of Rochford is uncertain as this is dependent upon the type of development that may be facilitated within the areas that were formally designated.</p>			<p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>DEFRA (2004) demonstrates that the protection and enhancement of the rural environment includes enhancing the water supply and quality. The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. "Its objective is that water bodies (inland and coastal) should reach 'good ecological and chemical statuses by 2015" (DEFRA, 2004, 40). Option A will result in no designated landscape sites the extent to which this may impact on the water quality within the District of Rochford is uncertain as this is dependent upon the type of development that may be facilitated within the areas that were formally designated.</p> <p>This option seeks to promote agricultural and horticultural development within the special landscape character areas. It is therefore concluded that this may have an impact on the local water quality by increasing agricultural run off. However the extent that this option may impact on the local water quality is dependent upon the nature and extent of agricultural and horticultural development within the special</p>
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								landscape areas, the option fails to outline to what extent developments shall be facilitated therefore it is concluded that the impact in the short-long term is uncertain.
14). To improve air quality.	0	?	?	The Essex Landscape Character Assessment (Chris Blandford Associates, 2002) the study sought to identify “thirty-five ‘Landscape Character Areas’ – geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place” (Chris Blandford Associates, 2002, 2). Within the Rochford District the areas that were identified included the Crouch and Roach farmland and the Dengie and Foulness Coast, and following this study Rochford District have sought to designate 3 Special Landscape Areas. Within the District of Rochford the impact on the lack of designated landscape sites upon local air quality is likely to have no impact in the short term and uncertain in the medium – longer term as this is dependent upon development pressure in these areas within the District of Rochford.	?	?	?	The promotion of equine land uses will provide greater opportunities for sustainable transport choices by facilitating horse riding within the rural areas throughout the Rochford District. The facilitation of agriculture and horticulture is unlikely to impact significantly on the promotion of sustainable transport choices within the District of Rochford. However the promotion of increased leisure and tourism within the special landscape areas may cause a rise in private car use, as the special landscape areas are predominately located in the rural areas of the district, therefore public transport services are less frequent. The option fails to address the nature, scale and extent of the tourist and leisure facilities. Also the option does not seek to promote sustainable transportation modes integral to the delivery of leisure and tourist facilities. In conclusion the impact of this option in the short-long term on the local air quality is uncertain, because the nature of leisure and tourist facilities is not adequately outlined within the option therefore the volume of persons and traffic attracted to the area cannot be predicted and therefore the effect on air quality cannot be accurately determined.

<p>15). To achieve sustainable levels of prosperity and economic growth.</p>	<p>0</p>	<p>?</p>	<p>?</p>	<p>Planning Policy Statement 7 – Sustainable Development in Rural Areas (2004) cites that “local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection” (ODPM, 2004, 14). In promoting the delivery of sustainable development Planning Policy Statement 1 – Delivering Sustainable Development states that “local planning authorities should ensure that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time” (ODPM, 2005, 6). The lack of designated landscapes throughout the District of Rochford will result in inadequate protection and conservation of landscapes of cultural heritage and biological diversity that are important in environmental terms. These designations also seek to ensure that where social and economic infrastructure is to be located it is spatially concentrated in sites of lesser biological and cultural heritage.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The special landscapes throughout the District of Rochford are within rural areas. Planning Policy Statement 7 – Delivering Sustainable Development in Rural Areas states that one of the governments key objectives for rural areas it “to raise the quality and the environment in rural areas through the promotion of sustainable economic development and diversification” (ODPM, 2004, 6). Furthermore Planning Policy Statement 7 – Sustainable Development in Rural Areas cites that a key objective of rural policy is to “promote sustainable, diverse and adaptable agriculture sectors” (ODPM, 2004, 6). This option seeks to promote a range of economic activities that are related to rural areas. The adoption of this option provides scope to diversify the economic base of rural areas throughout the District of Rochford via the delivery of leisure and tourism facilities. The SEA objective emphasises the importance of sustainable economic growth therefore promoting economic growth that is integral to the social and environmental factors for the current and future generations within the district. The option states that there should be the ‘freedom’ to develop which may be detrimental due to lack of consideration for the protection and conservation of the natural landscape that currently exists within these areas. In conclusion the nature of the effect within the short-long term is uncertain as it is dependent upon the nature of agricultural, horticultural etc.. development that is attracted to the area.</p>
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Sustainability Objective	Option – E – Protection for the undeveloped coast and ensuring that development proposed for the undeveloped coast must require a coastal location.			Commentary/ Explanation	Option – F – Protection for the three Special Landscape Areas allowing only for development that has location, size, siting, design, materials and landscaping according with the character of the area in which the development is proposed			Commentary/ Explanation
	Performance Short, Medium and Long Term				Performance Short, Medium and Long Term			
Overarching Objective								
1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	0	0	0	The protection of the undeveloped coast is unlikely to be any significant effect upon the incidence of crime and community cohesion.	0	0	0	The protection of the Special Landscape Areas is unlikely to have any significant effect upon the incidence of crime and community cohesion.

<p>3). Protect and enhance the Greenbelt throughout the District of Rochford.</p>	✓✓	✓✓	✓✓	<p>Planning Policy Guidance 2 – Greenbelts (2001) states that there are “five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>The adoption of option E will result in the coastal protection within the District of Rochford. Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. Throughout the District of Rochford some of the Coastal Protection Belt is within the Greenbelt, and therefore the greenbelt will continue to provide scope to ensure that the character of the area is preserved. However the inclusion of the landscape within the coastal protection belt seeks to ensure that the protection is related to the aquatic environment and the important</p>	✓✓	✓✓	✓✓	<p>Planning Policy Guidance 2 – Greenbelts (2001) states that there are “five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>The adoption of option F will ensure the preservation of the Special Landscape Areas throughout the District of Rochford. The Special Landscape Areas are either fully or partly within the greenbelt therefore the provisions outlined in option F are consistent with the greenbelt. Ultimately the Special Landscape Areas assist in safeguarding the countryside from encroachment and the preservation of the existing character by ensuring that any development accords with the character of the area. In conclusion the provisions set out in option F are complementary to the greenbelt and therefore they are likely to positively contribute to the protection of the local character and natural heritage.</p>
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				environmental, social and economic factors related to this area. In conclusion the existence of the coastal protection belt is consistent with the objectives of the greenbelt, and therefore where land within the District of Rochford is included in the greenbelt and the coastal protection belt it will contribute positively as the are mutually beneficial designations.				
4). To provide everybody with the opportunity to live in a decent home.	?	?	?	This option seeks to protect the undeveloped coast and ensure that development proposed for the undeveloped coast must require a coastal location. It is deemed that this option has no impact on the delivery of a decent home throughout the District of Rochford.	?	?	?	This option seeks to protect the Special Landscape Areas and ensure that development proposed for the area accords with the existing character. It is deemed that this option has no impact on the delivery of a decent home throughout the District of Rochford.
5). To promote town centre vitality and viability.	✓	✓	✓	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>The adoption of this option seeks to complement the policy agenda outlined in</p>	✓	✓	✓	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>The adoption of this option seeks to complement the policy agenda outlined in Planning Policy Statement 6 because it restricts development</p>

				Planning Policy Statement 6 because it restricts development within undeveloped coastal environments throughout the district of Rochford, except where a coastal location for the development is required. It is therefore concluded that this will contribute positively to town centre vitality and viability by restricting development in the undeveloped coast.				within Special Landscape Areas throughout the District of Rochford, except where the development accords with the character of the area. It is therefore concluded that this will contribute positively to town centre vitality and viability.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓✓	✓✓	✓✓	Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. The Replacement Structure Plan (ECC, 2001) highlighted that the aims of the Coastal Protection Belt is to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC,	✓✓	✓✓	✓✓	Throughout the District of Rochford there are 3 Special Landscape Areas, which include; (i) Hockley Woods – Large unspoilt area, containing ancient woodlands and farmland on undulating ground between Hockley and Southend-on-Sea; (ii) Upper Crouch – this area is based on the River Crouch, and contains numerous creeks, mudflats and saltings on either shore. It is less remote of coastal marsh; (iii) Crouch/Roach Marshes – consists of a large number of islands, creeks and channels with salt marsh, mudflats and drainage ditches predominating. Apart from the Timber Wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population. The Special Protection Areas are sites of landscape value due to their diverse natural biodiversity or their landform. Following a Countywide survey Rochford District adopted

				<p>2001, 87). It is important to highlight that the adoption of the Coastal Protection Belt seeks to ensure that the coasts are preserved and enhanced taking into account land use planning mechanism therefore ensuring that this preservation of character is integral to the environmental, social and economic development of the district. Similarly to the option E whereby the protection for the undeveloped coast is paramount and that any development in the undeveloped coast requires a coastal location. The implementation of option E seeks to ensure that environmental protection of the coast is integral to development of social and economic infrastructure that requires a coastal location contributing positively to this objective.</p>				<p>policies to protect these sites therefore demonstrating the importance of their preservation for the District and County's natural heritage. It is therefore concluded that the adoption of option F ensures that environmental protection within Rochford is integral to the social and economic development.</p>
<p>7). To promote more sustainable transport choices both for people and moving freight.</p>	?	?	?	<p>The national and international designations evident throughout the coastal environment within the District of Rochford ultimately seek to protect the nature conservation interests. Whilst the designation of a Coastal Protection Belt aims to "protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and</p>	?	?	?	<p>The provisions set out in option F demonstrate within the Special Protection Areas development that accords with character of the area with regard to the location. Size, siting, design, materials and landscaping shall be permitted. The aspects of the Special Protection Areas that are important for the preservation include the natural landscape and biodiversity, however also the remote character is highlighted as important. The option therefore fails to adequately state whether for instance facilities that attract a large amount of visitors shall be permitted. This type of development may therefore increase the use of</p>

				<p>archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). This option seeks to ensure that development within the undeveloped coast shall only be permitted where a coastal location is required. However the option fails to state whether if the coastal development seeks to attract a large volume of persons that sustainable transportation modes are required. Therefore there is scope for this option to have a negative effect on this objective. The overall impact is therefore uncertain.</p>				<p>the private car due to lack of adequate sustainable transportation modes in the more remote areas where the Special Protection Areas are located. It is concluded that as the option fails to demonstrate an awareness development may have on transportation modes, or the need to facilitate sustainable transportation modes the impact is uncertain, as it is dependent upon the type of development permitted.</p>
<p>8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.</p>	?	?	?	<p>The national and international designations evident throughout the coastal environment within the District of Rochford ultimately seek to protect the nature conservation interests. Whilst the designation of a Coastal Protection Belt aims to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and</p>	?	?	?	<p>The provisions set out in option F demonstrate within the Special Protection Areas development that accords with character of the area with regard to the location. Size, siting, design, materials and landscaping shall be permitted. The aspects of the Special Protection Areas that are important for the preservation include the natural landscape and biodiversity, however also the remote character is highlighted as important. The option therefore fails to adequately state whether for instance facilities that attract a large amount of visitors shall be permitted. This type of development may therefore increase the use of</p>

				archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). This option seeks to ensure that development within the undeveloped coast shall only be permitted where a coastal location is required. However the option fails to state whether if the coastal development seeks to attract a large volume of persons that sustainable transportation modes are required. Therefore there is scope for this option to have a negative effect on this objective. The overall impact is therefore uncertain.				the private car due to lack of adequate sustainable transportation modes in the more remote areas where the Special Protection Areas are located. It is concluded that as the option fails to demonstrate an awareness development may have on transportation modes, or the need to facilitate sustainable transportation modes the impact is uncertain, as it is dependent upon the type of development permitted.
9). To improve the education and skills of the population.	✓✓	✓✓	✓✓	The national and international designations evident throughout the coastal environment within the District of Rochford ultimately seek to protect the nature conservation interests. Whilst the designation of a Coastal Protection Belt aims to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and	✓✓	✓✓	✓✓	Throughout the District of Rochford there are 3 Special Landscape Areas, which include; (i) Hockley Woods – Large unspoilt area, containing ancient woodlands and farmland on undulating ground between Hockley and Southend-on-Sea; (ii) Upper Crouch – this area is based on the River Crouch, and contains numerous creeks, mudflats and saltings on either shore. It is less remote of coastal marsh; (iii) Crouch/Roach Marshes – consists of a large number of islands, creeks and channels with salt

				<p>archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). Therefore similarly to the role of the designations this option E aims to protect the undeveloped coast and ensure that development proposed in the undeveloped coast requires a coastal location preserving the historic character of the area which will contribute to enhancing education with regard to the aquatic environment.</p>				<p>marsh, mudflats and drainage ditches predominating. Apart from the Timber Wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population.</p> <p>The Special Protection Areas are sites of landscape value due to their diverse natural biodiversity or their landform. Following a Countywide survey Rochford District adopted policies to protect these sites therefore demonstrating the importance of their preservation for the District and County’s natural heritage. The continued protection and conservation of these sites which would be provided by the adoption of option F shall also contribute positively to improving the educational skills and attainment of the local population. The maintenance of the typical vegetation cover and landform is important for the existing and future generations to appreciate and gain knowledge about the history of the area. It is therefore concluded that option F shall contribute positively to the education and skills of the local population in the short-long term.</p>
<p>10). To maintain and enhance the cultural heritage and assets within the District of Rochford.</p>	✓✓	✓✓	✓✓	<p>Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. The Replacement Structure Plan (ECC, 2001) highlighted that the aims of the Coastal Protection Belt is to “protect the rural and undeveloped coastline from development.</p>	✓✓	✓✓	✓✓	<p>Throughout the District of Rochford there are 3 Special Landscape Areas, which include;</p> <p>(i) Hockley Woods – Large unspoilt area, containing ancient woodlands and farmland on undulating ground between Hockley and Southend-on-Sea;</p> <p>(ii) Upper Crouch – this area is based on the River</p>

			<p>Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). Within the District of Rochford the Coastal Protection Belt also has a number of other international and national designations such as Special Protection Areas. The current Rochford District Local Plan demonstrates that within the District ‘the Crouch and Roach Marshes’ are a SPA. This SPA “consists of a large number of islands, creeks, and channels with salt marshes, mudflats and drainage ditches predominating. Apart from the timber wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population” (Rochford District Council, 2006, 130). In SPA there is a presumption against development unless it accords with the character of the Crouch and Roach marshes. Also Special Areas of Conservation which are</p>			<p>Crouch, and contains numerous creeks, mudflats and saltings on either shore. It is less remote of coastal marsh; (iii) Crouch/Roach Marshes – consists of a large number of islands, creeks and channels with salt marsh, mudflats and drainage ditches predominating. Apart from the Timber Wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population.</p> <p>The Special Protection Areas are sites of landscape value due to their diverse natural biodiversity or their landform. Following a Countywide survey Rochford District adopted policies to protect these sites therefore demonstrating the importance of their preservation for the District and County’s natural heritage. It is therefore concluded that the adoption of option F ensures that environmental protection within Rochford is integral to social and economic development.</p>
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				outlined in the Habitat Directive Article 3 for the protection of the natural habitats of European importance covering all of Foulness and the Crouch and Roach Estuaries, other designations are also outlined. It is important to highlight that the adoption of the Coastal Protection Belt seeks to ensure that the coasts are preserved and enhanced taking into account land use planning mechanism therefore ensuring that this preservation of character is integral to the environmental, social and economic development of the district. Therefore the adoption of option E is likely to contribute positively to the maintenance and enhancement of the coastal cultural heritage through the protection of the undeveloped coast.				
11). To maintain and enhance the quality of landscapes and townscapes.	✓✓	✓✓	✓✓	Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. The Replacement Structure Plan (ECC, 2001) highlighted that the aims of the Coastal Protection Belt is to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and	✓✓	✓✓	✓✓	Throughout the District of Rochford there are 3 Special Landscape Areas, which include; (i) Hockley Woods – Large unspoilt area, containing ancient woodlands and farmland on undulating ground between Hockley and Southend-on-Sea; (ii) Upper Crouch – this area is based on the River Crouch, and contains numerous creeks, mudflats and saltings on either shore. It is less remote of coastal marsh; (iii) Crouch/Roach Marshes – consists of a large number of islands, creeks and channels with salt marsh, mudflats and drainage ditches

			<p>archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). Within the District of Rochford the Coastal Protection Belt also has a number of other international and national designations such as Special Protection Areas. The current Rochford District Local Plan demonstrates that within the District ‘the Crouch and Roach Marshes’ are a SPA. This SPA “consists of a large number of islands, creeks, and channels with salt marshes, mudflats and drainage ditches predominating. Apart from the timber wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population” (Rochford District Council, 2006, 130). In SPA there is a presumption against development unless it accords with the character of the Crouch and Roach marshes. Also Special Areas of Conservation which are outlined in the Habitat Directive Article 3 for the protection of the natural habitats of European importance covering all of Foulness and the Crouch and Roach Estuaries, other designations are also outlined. It is important to highlight that the adoption of the Coastal</p>				<p>predominating. Apart from the Timber Wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population.</p> <p>The Special Protection Areas are sites of landscape value due to their diverse natural biodiversity or their landform. Following a Countywide survey Rochford District adopted policies to protect these sites therefore demonstrating the importance of their preservation for the District and County’s natural heritage. It is therefore concluded that the adoption of option F ensures the maintenance of quality landscapes within the district.</p>
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				Protection Belt seeks to ensure that the coasts are preserved and enhanced taking into account land use planning mechanism therefore ensuring that this preservation of character is integral to the environmental, social and economic development of the district. Therefore the adoption of option E is likely to contribute positively to the maintenance and enhancement of the coastal cultural landscape heritage through the protection of the undeveloped coast and seeking to ensure that any further development is related to the coastal location.				
12). To reduce contributions to climatic change.	✓	✓	✓	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of existing designations and creating new habitats" (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option would ensure that there is adequate consideration in terms of the location of development unrelated to the coast in areas less likely to be impact by sea level rise which	✓	✓	✓	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°C by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of existing designations and creating new habitats" (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. Therefore the adoption of this option would seek to ensure the maintenance of protection and conservation of great landscapes evident within the District of Rochford. This option will ensure they are protected for existing and future generations and contribute positively to this

				is a symptom of climatic change. Therefore ensuring the preservation of the undeveloped coast contributes positively to this objective.				objective.
13). To improve water quality.	0	0	0	<p>Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. "its objective is that water bodies (inland and coastal)</p>	?	?	?	<p>Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. "its objective is that water bodies (inland and coastal) should reach 'good ecological and chemical statuses by</p>

			<p>should reach 'good ecological and chemical statuses by 2015" (DEFRA, 2004, 40). This demonstrates that there are other legislative guidance that seeks to ensure the quality of the water environment within the District of Rochford is improved.</p> <p>Other European and national designations seeks to influence protection with respect of wildlife conservation, and the preservation of natural features which indirectly may seek to ensure that water quality is improved to ensure such wildlife may continue to thrive in the aquatic environment within the District of Rochford.</p> <p>The Coastal Protection Belt seeks to ensure that as well as protecting and conserving the coastal area for the preservation of key environmental factors, the coast shall be preserved for economic and social reasons. For instance with regards to the water quality the Coastal protection belt seeks to ensure that the coastline is protected to prevent any adverse impact on local fisheries and shell fisheries.</p> <p>Due to the imposition of the existing designations the adoption of option E seeks to ensure the continued protection of the coastal environment by aiming to restrict development on the undeveloped coastline</p>			<p>2015" (DEFRA, 2004, 40). This demonstrates that there are other legislative guidance that seeks to ensure the quality of the water environment within the District of Rochford is improved.</p> <p>Other European and national designations seeks to influence protection with respect of wildlife conservation, and the preservation of natural features which indirectly may seek to ensure that water quality is improved to ensure such wildlife may continue to thrive in the aquatic environment within the District of Rochford.</p> <p>This option predominately seeks to protect and enhance the natural environment and landforms throughout the District of Rochford.</p>
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				<p>except where a coastal location is required. Thus the impact on the water environment due to the adoption of this policy is unlikely to change from present day experience. However it is acknowledged that by seeking to ensure that development relates to the coastal environment it is unlikely to impact negatively on the water environment.</p>				
14). To improve air quality.	?	?	?	<p>The national and international designations evident throughout the coastal environment within the District of Rochford ultimately seek to protect the nature conservation interests. Whilst the designation of a Coastal Protection Belt aims to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). This option seeks to ensure that development within the undeveloped coast shall only be permitted where a coastal</p>	?	?	?	<p>The adoption of this option would ensure the protection of three Special Landscape Areas allowing for development that has location, size, siting, design, materials and landscaping according with the character of the area. It is therefore assumed that as the character of the area are protected for their natural assets and remote nature that it is unlikely that air quality will be a significant issue. However the option fails to adequately consider the possible need for sustainable transportation measures dependent on the scale and nature of development proposed in the areas. Therefore there is scope that air quality may deteriorate if development that attracts a large amount of visitors is permitted. In conclusion the impact on local air quality is uncertain.</p>

				location is required. However the option fails to state whether if the coastal development seeks to attract a large volume of persons that sustainable transportation modes are required. Therefore there is scope for this option to have a negative effect on this objective. The overall impact is however uncertain.				
15). To achieve sustainable levels of prosperity and economic growth.	✓	✓	✓	Currently the coastal protection belt stretches throughout the Essex coasts from Harwich in north east Essex to Canvey Island and Corringham in the south east of Essex. The Replacement Structure Plan (ECC, 2001) highlighted that the aims of the Coastal Protection Belt is to “protect the rural and undeveloped coastline from development. Any development which is exceptionally permitted within the belt should not adversely affect its open and rural character, its landscape and marine sites of nature conservation importance, building and areas of special architectural, historic and archaeological importance, and fisheries and shell fisheries. Such development would include, for example, low density mooring facilities. In considering proposals for development in coastal areas, local planning authorities should also consider the weight to be attached to nature conservation interests and high quality agricultural land” (ECC, 2001, 87). Within the District of Rochford the Coastal Protection Belt also has a number of	✓	✓	✓	Throughout the District of Rochford there are 3 Special Landscape Areas, which include; (i) Hockley Woods – Large unspoilt area, containing ancient woodlands and farmland on undulating ground between Hockley and Southend-on-Sea; (ii) Upper Crouch – this area is based on the River Crouch, and contains numerous creeks, mudflats and saltings on either shore. It is less remote of coastal marsh; (iii) Crouch/Roach Marshes – consists of a large number of islands, creeks and channels with salt marsh, mudflats and drainage ditches predominating. Apart from the Timber Wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population. The Special Protection Areas are sites of landscape value due to their diverse natural biodiversity or their landform. Following a Countywide survey Rochford District adopted policies to protect these sites therefore demonstrating the importance of their

			<p>other international and national designations such as Special Protection Areas. The current Rochford District Local Plan demonstrates that within the District ‘the Crouch and Roach Marshes’ are a SPA. This SPA “consists of a large number of islands, creeks, and channels with salt marshes, mudflats and drainage ditches predominating. Apart from the timber wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population” (Rochford District Council, 2006, 130). In SPA there is a presumption against development unless it accords with the character of the Crouch and Roach marshes. Also Special Areas of Conservation which are outlined in the Habitat Directive Article 3 for the protection of the natural habitats of European importance covering all of Foulness and the Crouch and Roach Estuaries, other designations are also outlined. It is important to highlight that the adoption of the Coastal Protection Belt seeks to ensure that the coasts are preserved and enhanced taking into account land use planning mechanism therefore ensuring that this preservation of character is integral to the environmental, social and economic development of the district. Therefore the adoption of option E is likely to contribute positively to the maintenance and enhancement of the coastal cultural heritage through the protection of the</p>				<p>preservation for the District and County’s natural heritage. The adoption of this option would continue to restrict development within the Special Landscape Areas, and facilitate development in other parts of the district, therefore it is concluded that this approach will ensure that environmental preservation is integral to social and economic development representing a sustainable approach to the Rochford Districts future economic development.</p>
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				undeveloped coast.				
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Sustainability Objective	Option – G – Protection of the Area of Historic Landscape and Ancient Woodlands from development that would adversely affect their historic importance, existing landscape character or physical appearance.			
	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective				
1) To ensure the delivery of high quality sustainable communities where people will want to live and work.				
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community	0	0	0	The protection of the Area of Historic Landscape and the Ancient Woodlands is unlikely to be any significant effect upon the incidence of crime and community cohesion.

cohesion.				
3). Protect and enhance the Greenbelt throughout the District of Rochford.	✓✓	✓✓	✓✓	<p>Planning Policy Guidance 2 – Greenbelts (2001) cities that there are “five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (ODPM, 2001, Para 1.5). <p>The adoption of option G will ensure maintenance, conservation and protection of the ancient landscape of the Upper Roach Valley and the 14 ancient woodlans in the District of Rochford. The aim of the protection is to ensure that any development does not have an adverse affect on the historic importance, historic character or the physical appearance. It is therefore concluded that the provisions in option G are consistent with the Greenbelt.</p>
4). To provide everybody with the opportunity	0	0	0	This option has no impact on this objective.

to live in a decent home.				
5). To promote town centre vitality and viability.	✓	✓	✓	<p>Planning Policy Statement 6 – Planning for Town Centres states that “The Government’s key objective for town centres is to promote their vitality and viability by;</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres, and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>The adoption of this option is consistent with the policy agenda outlined in Planning Policy Statement 6 because it restricts development that would adversely affect the historic importance, existing landscape character or the physical appearance of the designated sites. It is therefore concluded that this will contribute positively to town centre vitality and viability by restricting development in the in such designated sites.</p>
6). To conserve and enhance the biological and geological diversity of the	✓✓	✓✓	✓✓	<p>The Areas of Ancient Landscapes are important for the heritage as they contain landscape features of pre 1600 origin. Similarly the 14 ancient woodlands in the Rochford District are defined because they</p>

<p>environment as an integral part of social, environmental and economic development.</p>				<p>are areas in excess 2 hectares and known to have existed in 1600. These areas are both important as they contain unique natural characteristics and vital for scientific importance. Therefore it is deemed that the adoption of this option seeks to ensure the continued preservation of important environmental resources, with a presumption against development that would adversely affect the historic landscape character and the physical appearance within the district.</p>
<p>7). To promote more sustainable transport choices both for people and moving freight.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The Draft Core Strategy (Rochford District Council, 2006) cites that the 14 ancient woodlands “have evolved unique characteristics and qualities throughout the centuries and are vital for their scientific and amenity importance” (Rochford District Council, 2006, 17). As the Core Strategy recognises that these sites may be utilised for leisure purposes, there is a likelihood that this may attract large volumes of people in peak seasons. Currently the provisions set out in option G seek to protect the areas from “development that would adversely affect their historic importance, existing landscape character and physical appearance” (Rochford District Council, 2006, 18). The option therefore fails to adequately ensure the provision of sustainable transportation modes to the ancient woodlands in particular. It is concluded that because the volume of persons attracted to the area is dependent on</p>

				the facilities provided and development being permitted the impact on this objective is uncertain.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	?	?	?	The Draft Core Strategy (Rochford District Council, 2006) cites that the 14 ancient woodlands “have evolved unique characteristics and qualities throughout the centuries and are vital for their scientific and amenity importance” (Rochford District Council, 2006, 17). As the Core Strategy recognises that these sites may be utilised for leisure purposes, there is a likelihood that this may attract large volumes of people in peak seasons. Currently the provisions set out in option G seek to protect the areas from “development that would adversely affect their historic importance, existing landscape character and physical appearance” (Rochford District Council, 2006, 18). The option therefore fails to adequately ensure the provision of sustainable transportation modes to the ancient woodlands in particular. It is concluded that because the volume of persons attracted to the area is dependent on the facilities provided and development being permitted the impact on this objective is uncertain.
9). To improve the education and skills of the	✓✓	✓✓	✓✓	Option G aims to ensure the “protection of the Area of Historic Landscape and Ancient Woodlands from development that would

population.				adversely affect their historic importance, existing landscape character or physical appearance” (Rochford District Council, 2006, 18). Both of these types of historic landscape contain visible features that have existed since pre-1600 and therefore contribute towards the scientific research aiding the understanding of the landscapes origin and the evolution of the natural environment which contributes positively to the enhancement of the local educational attainment and skills.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	✓✓	✓✓	✓✓	Option G aims to ensure the “protection of the Area of Historic Landscape and Ancient Woodlands from development that would adversely affect their historic importance, existing landscape character or physical appearance” (Rochford District Council, 2006, 18). These historic landscapes represent a natural cultural asset evident within the District of Rochford. The provisions outlined in the option aim to maintain and protect these historic landscapes contributing postively to the delivery of this objective.
11). To Maintain and enhance the quality of landscapes and	✓✓	✓✓	✓✓	Option G aims to ensure the “protection of the Area of Historic Landscape and Ancient Woodlands from development that would adversely affect their historic importance, existing landscape character or physical appearance” (Rochford District Council, 2006,

townscapes.				18). These historic landscapes represent a natural cultural asset evident within the District of Rochford. The provisions outlined in the option aim to maintain and protect the landscape contributing positively to the delivery of this objective.
12). To reduce contributions to climatic change.	✓	✓	✓	Research conducted by climatologists predicts that if urgent action isn't taken now, average global temperatures could rise by almost 6°c by 2100. Temperature increases of this scale would have devastating effect on plant and animal species worldwide. Friends of the Earth suggest that to mitigate this impact and protect the existing natural habitats that "added protection to vulnerable habitats including extending the size of existing designations and creating new habitats" (Friends of the Earth, 2004, 3) is a possible method to combat climatic change at the local level. The adoption of this option seeks to protect the existing habitats that have been evident in the District of Rochford since pre-1600 and therefore this protection will seek to mitigate against the impact of climate change.
13). To improve water quality.	0	0	0	Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most

				<p>concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District’s rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. “its objective is that water bodies (inland and coastal) should reach ‘good ecological and chemical statuses by 2015” (DEFRA, 2004, 40). This demonstrates that there are other legislative guidance that seeks to ensure the quality of the water environment within the District of Rochford is improved.</p>
14). To	?	?	?	Baseline evidence suggests that the District

improve air quality.				<p>of Rochford has met all the national air quality standards set in the National Air Quality Strategy (2000). The continued preservation of the woodlands especially near the roadside can have a profound impact on local air quality. A study conducted at the University of Sussex in 1998 unveiled that “roadside trees help to improve air quality in urban areas and near traffic blackspots ... The study shows that trees act as 'biological filters' to remove airborne particles which settle on their leaves” (http://www.sussex.ac.uk/press_office/media/media12.html) . Therefore the preservation of the historic woodlands may seek to improve local air quality.</p>
15). To achieve sustainable levels of prosperity and economic growth.	✓✓	✓✓	✓✓	<p>This option seeks to protect the historic landscapes evident within the District of Rochford, these areas of land contain features that originate from pre-1600. The provisions set out in option G cite that protection of these areas from development “that would adversely affect their historic character or physical appearance” (Rochford District Council, 2006, 18).</p> <p>Planning Policy Statement 1 – Delivering Sustainable Development outlines the general approach that development plans and planning authorities should adopt in seeking to ensure the delivery of sustainable</p>

			<p>development. There are two main aspects of this approach of relevance to option G, they include;</p> <ol style="list-style-type: none">(1) Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings back into beneficial use to achieve the targets...(2) Enhance as well as protect biodiversity, natural habitats, the historic environment and landscape and townscape character (ODPM, 2005, 12). <p>Clearly in seeking to ensure the delivery of sustainable economic development it is important that sites of particular environmental heritage should be preserved, and therefore development should be encouraged within other areas, therefore the provisions outlined in this option are consistent with sustainable economic development.</p>
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Rochford Council Core Strategy SEA/SA -

Housing Numbers

Sustainability Objective	Option – A – Not attempting to meet the cascaded figure due to the restrictive development position vis-avis the green belt			• Option – B – Relying on windfall development and urban intensification, to prevent the need for any green belt releases				
	Performance Short, Medium and Long Term			Performance Short, Medium and Long Term			Commentary/ Explanation	
Overarching Objective 1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	X	X	XX	The Government published the Sustainable Communities Plan (2005) which outlined a range of components that should be delivered to ensure that a community is sustainable. Central Government have highlighted that a sustainable community is a safe one which connects with crime reduction and community safety. Therefore it is important that the principles outlined for a sustainable community are delivered to ensure continued community safety and social cohesion. One of the components of a sustainable	✓✓	✓✓	✓✓	Planning Policy Guidance 3 – Housing states that “windfall sites are those which have not been specifically identified as available in the Local Plan process. They comprise previously-developed sites that have unexpectedly become available” (ODPM, 2000, Para 35). The reliance on windfall sites and urban intensification will reduce the incidence of crime, because as stated these sites are predominately located within previously developed land. Previously developed land includes land that has been built on before therefore it may include derelict or vacant units

community highlight that the provision of a well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes (ODPM, 2004, 8). Furthermore an influential factor in the level of crime and disorder is personal wealth and the gap between the wealthy and the poorer members of society. Central Government's publication entitled 'Homes for All' cites that "homes are not just places to live – they are assets. And assets are important; research confirms that those who own or have access to assets in their twenties have better outcomes later in life.... Growing home ownership and steadily rising house prices mean that housing now accounts for over 40% of all wealth, compared to just over 20% in 1971. But this increase in wealth is unevenly spread" (ODPM, 2004, 20).

The adoption of this option would therefore fail to deliver an adequate housing supply within the District of Rochford, therefore the housing need of the local population may therefore not be met, and evidence therefore demonstrates that this may have a negative impact on the level of crime and social cohesion. It is concluded that this impact may be greater in the longer term than in the short – medium term as the number of people unable to gain access to housing increases.

which have fallen into disrepair. Evidence from the ODPM (2004) highlights that crime and anti social behaviour is more likely to occur in places that are untidy or unattractive, such as derelict land or vacant units. Furthermore urban intensification will provide increased activity within the urban areas throughout the District of Rochford by increasing the quantity of people residing within the towns. Furthermore the ODPM (2004) highlights that "crime can be deterred through the 'eyes on the street' of people going about their everyday business" (ODPM, 2004, 36). Therefore the adoption of this option shall contribute positively to the creation of a safe environment.

3). Protect and enhance the Greenbelt throughout the District of Rochford.	✓✓	✓✓	✓✓	<p>Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (ODPM, 1994, 3). <p>The adoption of this option would mean that the housing figure outlined in the East of England Plan would not be met, because the District of Rochford would not release Greenfield land to meet the target. With regard to the protection and enhancement of the greenbelt, this option would ensure that the countryside is safeguarded and the preservation of historic town character throughout the District of Rochford.</p>	✓✓	✓✓	✓✓	<p>Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (ODPM, 1994, 3). <p>Option B relies on urban intensification and windfall sites to prevent the use of the greenbelt. Clearly this approach ensures that protection of the existing greenbelt within the District of Rochford throughout the plans period.</p>
4). To provide everybody with the opportunity to live in a decent home.	X	X	XX	<p>Current baseline information demonstrates that within the District of Rochford annually 393 affordable housing units are needed, 291 more than existing supply. Currently 67% of persons living in concealed households are unable to afford privately rented</p>	X	X	XX	<p>The Office of the Deputy Prime Minister (2005) highlighted the principle components of a sustainable community, of fundamental relevance to this objective and option is the delivery of a 'well designed and built' community. An important feature of this is that the appropriate size, scale,</p>

			<p>accommodation, while 75% of the population are unable to buy a property even though almost 40% of concealed household persons earn over £25, 000 per annum. Evidence from the baseline data demonstrates that there is an inadequate supply of affordable dwellings in the District. Furthermore the 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district.</p> <p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed land or by the re-use of existing buildings, • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs 			<p>density, design and layout of a community. The adoption of this option will result in a reliance on windfall development and urban intensification limiting the extent to which a diverse range of dwelling sizes and types is delivered to meet local needs. Windfall sites comprise of 'previously developed land that has unexpectedly become available' and urban intensification may reduce the quantity of larger family dwellings with appropriate gardens for community needs. It is therefore concluded that this may contribute negatively to this objective most notably in the longer term.</p>
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				<p>to reduce the present level of vacancy,</p> <ul style="list-style-type: none"> • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>It is therefore concluded that by Rochford District Council choosing to adopt this option there will be inadequate housing provision to meet the local need, which will have a negative impact on the provision of a decent for all.</p>				
5). To promote town centre vitality and viability.	X	X	XX	<p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously 	?	?	?	<p>Planning Policy Statement 6 – Town Centres states that “the Government’s key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres; and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5).

			<p>developed land or by the re-use of existing buildings,</p> <ul style="list-style-type: none"> • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>Although this option cities “not attempting to the cascaded figure due to the restrictive development position vis-avis the Greenbelt” (Rochford District Council, 2006, 19). Clearly the housing numbers outlined in the Draft East of England Plan take into account previously developed land, vacancy rates and other environmental conditions. These factors highlight that the plan takes into consideration the possibility of constructing</p>				<p>The adoption of this option would result in the development of windfall sites and urban intensification. Planning Policy Guidance 3 – Housing highlights that windfall sites comprise “previously developed sites that have unexpectedly become available” (ODPM, 2001, Para 35). Focusing development within windfall sites and urban intensification is consistent with the Government’s key objective to promote town centre vitality and viability by focusing development within existing urban centres. However windfall sites are sites that have not been specifically identified as available in the local plan and usually unexpectedly become available, therefore it is likely that the housing needs of the local population may not be met by relying upon these development types. Furthermore the housing numbers outlined in the Draft East of England Plan (EERA, 2004) are based on the Regional Economic Strategy and the delivery of the targets therefore failure to adequately meet these needs will impact upon the regional economy. It is therefore concluded that the impact upon town centre vitality and viability is dependent upon the extent to which the housing numbers can be met using urban intensification and windfall sites, therefore this is uncertain as the sites have not been previously identified in the Core Strategy.</p>
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				<p>new residential development within town centres, which as highlighted in Planning Policy Statement 6 – Town Centres residential development in towns contributes positively to the vitality and viability of the town centre. Therefore by adopting this option there is a possibility that residential development in town centres, may not seek to meet demand, and therefore contribute negatively to this objective. Furthermore the lack of residential development within the greenbelt may also have a negative impact on the local town centres future vitality and viability as the anticipated population for Rochford will be less, therefore impacting upon local economic growth within town centres.</p>				
<p>6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.</p>	✓✓	?	?	<p>One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas including 2 RAMSARS, 3 SSSI's, 175.87 hectares of ancient woodland, 59 County Wildlife Sites and Hockley Woods. Currently the greenbelt surrounds the main urban areas within the District of Rochford, and includes all of the rural areas in the District.</p> <p>The objective demonstrates the importance of</p>	✓✓	?	?	<p>Urban intensification “this is commonly understood as a process whereby new buildings in cities are built at higher densities, vacant land in urban areas is developed, and high-density redevelopment takes place” (www.Urbanicity.org, 2006). Urban intensification is deemed as a sustainable use of land, reducing urban sprawl, and preserving the countryside. Windfall sites also seek to assist in recycling land within the existing urban centres as they are predominately located within previously development land. Within the District of Rochford it is important that land is recycled, countryside preservation is paramount and land is utilised in a sustainable</p>

ensuring that biological and geological diversification is integral to the social, environmental and economic development within the District of Rochford. The current policy stance adopted by Rochford District is complimentary to the guidance set out in Planning Policy Guidance 2 – Greenbelts (2001). PPG2 cites that “the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:

- - agriculture and forestry (unless permitted development rights have been withdrawn);
- - essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;
- - limited extension, alteration or replacement of existing dwellings;
- - limited infilling in existing villages,

manner as much of the District is within the metropolitan greenbelt. Furthermore there are also 2 RAMSARS which are also SPA including the Crouch and Roach Estuaries, 3 SSSI's and 59 County Wildlife Sites. The promotion of these forms of development are deemed to contribute positively to the environment, however with regard to social and economic components it is important the quantity, type and size of dwellings meet the local community needs. As windfall sites are not formally allocated in the Core Strategy it is therefore dependent upon these sites becoming available to meet local housing need. In the short term this policy will contribute positively to the objective with local housing need being met by urban intensification and development on windfall sites. However in the medium and longer term with greater uncertainty in the delivery of the appropriate housing dwellings to meet the local need it is anticipated that the impact is uncertain.

			<p>and limited affordable housing for local community needs under development plan policies according with PPG3; or</p> <ul style="list-style-type: none">▪ - limited infilling or redevelopment of major existing developed sites identified in adopted local plans. <p>The adoption of this option seeks to prevent residential development within the greenbelt. Academic research from Adam Smith Instutute demosntrates that in the future there may be increased pressure on the greenbelt for further development to aid diversification of employment, economic activity and need for more residential development within town and city rural hinterlands. Also as land available in the urban areas becomes increasingly more scarce it may cause problems due to inadequate supply of social infrastructure particularly accomodating the adequate amount of housing to meet the local community demand. Therefore it is concluded that in the short term the adoption of this policy may contribute postively, however in the medium to longer term the impact is uncertain because there may be a</p>				
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				for social and economic development to ensure that all existing and future community needs are met.				
7). To promote more sustainable transport choices both for people and moving freight.	✓	✓	✓	<p>Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are:</p> <ul style="list-style-type: none"> - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (ODPM, 1994, 3). <p>The adoption of this option seeks to protect the rural character and prevent the encroachment of neighbouring towns. Land within the greenbelt is located on the edge of the existing towns and includes more remote rural areas therefore the frequency of public transportation modes is less, which therefore may encourage the utilisation of more unsustainable transportation modes, such as the car. Planning Policy Guidance 13 –</p>	✓✓	✓	?	<p>Urban intensification is argued by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use development allows closer proximity to where people live and work. Therefore “the demand for travel is reduced overall and people can walk and cycle easily” (www.urbanicity.org, 2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of services which promotes public transportation use. It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term promotion of sustainable transportation modes is dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban intensification and windfall sites which is uncertain.</p>

				<p>Transport cites Local Authorities should “accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking or cycling” (ODPM, 2001, Para 6). The adoption of this option may contribute positively to the promotion of more sustainable transportation modes. However it is however important to understand that PPG13 does state that principally housing should be located in existing urban centres, therefore there is a recognition that this may not always be possible (have regard to the evaluation of other SEA objectives to gain a fuller appreciation of the other issues related to the adoption of this option).</p>				
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	?	?	?	<p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously 	✓✓	✓	?	<p>Option B cites “relying on windfall development and urban intensification, to prevent the need for any greenbelt releases” (Rochford District Council, 2006, 19). Windfall sites are predominately located on previously developed land whilst urban intensification suggests greater intensity of residential development within urban conurbations throughout the District of Rochford. Therefore by adopting this option it is likely that accessibility to jobs, shopping, leisure facilities and services by public transportation, walking and cycling is feasible. Urban intensification is argued</p>

			<p>developed land or by the re-use of existing buildings,</p> <ul style="list-style-type: none"> • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>Although this option cities “not attempting to the cascaded figure due to the restrictive development position vis-avis the Greenbelt” (Rochford District Council, 2006, 19). Clearly the housing numbers outlined in the Draft East of England Plan take into account previously developed land, vacancy rates and other environmental conditions. These factors highlight that the plan takes into consideration the possibility of constructing</p>				<p>by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use development allows closer proximity to where people live and work. Therefore “the demand for travel is reduced overall and people can walk and cycle easily” (www.urbanicity.org, 2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of services which promotes public transportation use. It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term promotion of sustainable transportation modes is dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban intensification and windfall sites which is uncertain.</p>
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				new residential development within town centres. The adoption of this option would result in less residential development within the District of Rochford between present day – 2021, therefore the housing supply would fail to meet demand, which may impact on the town centre vitality and the provision of locally available services. Also it is uncertain whether the reduction would also result in less residential dwellings constructed in urban areas throughout the district, which would also reduce town centre vitality and viability of services. In conclusion the impact on this objective is uncertain.				
9). To improve the education and skills of the population.	0	0	0	It is concluded that the adoption of this option will have no impact on educational attainment within the District of Rochford.	✓	✓	✓	Option B encourages residential development within urban areas by urban intensification and windfall development. Clearly adopting this option will lead to the preservation and conservation of the natural environment. Some of the natural environment within the District dates back to pre 1600 therefore contributes positively to educational and skills enhancement.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	✓	✓	✓	One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas including 2 RAMSARS, 3 SSSI's, 175.87 hectares of ancient woodland, 59 County Wildlife Sites and Hockley Woods. Currently	✓✓	✓	?	Option B encourages residential development within urban areas by urban intensification and windfall development. Throughout the District of Rochford there are a total of 10 Conservation Areas with the largest being Rochford. These sites are defined as having 'special architectural or historical interest, the character of which it is desirable to preserve

				<p>the greenbelt surrounds the main urban areas within the District of Rochford, and includes all of the rural areas in the District. The Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments for the District of Rochford. These cultural assets are located throughout the District including within the greenbelt. The restrictions on the type of development permitted within the greenbelt clearly play an important role in ensuring that the character of the countryside is maintained.</p>			<p>and enhance'. The District of Rochford is also renowned for its natural assets such as 2 RAMSARS, SPA's, SSSI's, 59 County Wildlife Sites and agricultural land. By seeking to promote development within the towns and urban areas it is likely to preserve the Districts rural character and ensure that development is concentrated within the urban areas.</p> <p>Furthermore urban intensification within areas of mixed use development is associated with "diversity, social cohesion and cultural development" (www.urbanicity.org, 2006).</p> <p>It is therefore concluded that the adoption of this policy will contribute positively to this objective in the short term and to a lesser degree in the medium term. However in the longer term the impact is uncertain because the windfall sites are dependent on sites coming forward.</p>	
11). To maintain and enhance the quality of landscapes and townscapes.	✓	✓	✓	<p>One of the fundamental purposes of a greenbelt is to assist in the safeguarding of the countryside, and therefore the biological and geological diversity evident within the countryside. The District of Rochford contains a number of designated areas including 2 RAMSARS, 3 SSSI's, 175.87 hectares of ancient woodland, 59 County Wildlife Sites and Hockley Woods. Currently the greenbelt surrounds the main urban areas within the District of Rochford, and includes</p>	✓✓	✓	?	<p>Option B encourages residential development within urban areas by urban intensification and windfall development.</p> <p>Throughout the District of Rochford there are a total of 10 Conservation Areas with the largest being Rochford. These sites are defined as having 'special architectural or historical interest, the character of which it is desirable to preserve and enhance'. The District of Rochford is also renowned for its natural assets such as 2</p>

				<p>all of the rural areas in the District. The Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments for the District of Rochford. These cultural assets located throughout the District of Rochford are located throughout the District including within the greenbelt. The restrictions on the type of development permitted within the greenbelt clearly play an important role in ensuring that the character of the countryside is maintained.</p>			<p>RAMSARS, SPA's, SSSI's, 59 County Wildlife Sites and agricultural land. By seeking to promote development within the towns and urban areas it is likely to preserve the Districts rural character and ensure that development is concentrated within the urban areas.</p> <p>Furthermore urban intensification within areas of mixed use development is associated with "diversity, social cohesion and cultural development" (www.urbanicity.org, 2006).</p> <p>It is therefore concluded that the adoption of this policy will contribute positively to this objective in the short term and to a lesser degree in the medium term. However in the longer term the impact is uncertain because the windfall sites are dependent on sites coming forward.</p>	
12). To reduce contributions to climatic change.	?	?	?	<p>Current baseline evidence suggests that within the District of Rochford 16.4% of the households do not own a car or van. This proportion of the population is considerably different to the national trend whereby 26.8% of households do not own a car or van. Furthermore a high proportion of the population (64.8%) commute to work by private motor vehicle (Car, taxi or motorbike). The adoption of this option would result in less residential dwellings being constructed throughout the District of Rochford. It is unclear from the options descriptive detail</p>	✓✓	✓	?	<p>Urban intensification is argued by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use development allows closer proximity to where people live and work. Therefore "the demand for travel is reduced overall and people can walk and cycle easily" (www.urbanicity.org, 2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of services which promotes public transportation</p>

				whether development planned for urban centres would also be reduced by the adoption of this option. Therefore the impact on the climate is uncertain.				use. It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term improvement in climatic change is dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban intensification and windfall sites which is uncertain.
13). To improve water quality.	?	?	?	The impact on the quality of the water environments throughout the District of Rochford is dependent upon the location of development.	✓	✓	✓	<p>Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell</p>

							<p>Brook/Roach sites, graded as E.</p> <p>The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. The Water Frameworks “objective is that water bodies (inland and coastal) should reach ‘good ecological and chemical statuses by 2015” (DEFRA, 2004, 40). This demonstrates that there is other legislative guidance that seeks to ensure the quality of the water environment within the District of Rochford is improved.</p> <p>The promotion of development within existing urban areas, will contribute positively to the preservation of the natural habitats and countryside throughout the District of Rochford therefore reducing the incidence of water pollution and contributing positively to this objective.</p>	
14). To improve air quality.	?	?	?	Current baseline evidence suggests that within the District of Rochford 16.4% of the households do not own a car or van. This proportion of the population is considerably different to the national trend whereby 26.8% of households do not own a car or van. Furthermore a high proportion of the population (64.8%) commute to work by private motor vehicle (Car, taxi or motorbike). The adoption of this option would result in less residential dwellings being constructed throughout the District of Rochford. It is	✓✓	✓	?	<p>Urban intensification is argued by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use development allows closer proximity to where people live and work. Therefore “the demand for travel is reduced overall and people can walk and cycle easily” (www.urbanicity.org, 2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of</p>

				unclear from the options descriptive detail whether development planned for urban centres would also be reduced by the adoption of this option. Therefore the impact on the air quality uncertain.				services which promotes public transportation use. It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term improvement in air quality is dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban intensification and windfall sites which is uncertain.
15). To achieve sustainable levels of prosperity and economic growth.	X	X	XX	<p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed land or by the re-use of existing buildings, • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of 	?	?	?	<p>Planning Policy Statement 6 – Town Centres states that “the Government’s key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres; and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>The adoption of this option would result in the development of windfall sites and urban intensification. Planning Policy Guidance 3 – Housing highlights that windfall sites comprise “previously developed sites that have unexpectedly become available” (ODPM, 2001, Para 35). Focusing development within windfall</p>

			<p>existing housing stock and the needs to reduce the present level of vacancy,</p> <ul style="list-style-type: none"> • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>Although this option cites "not attempting to the cascaded figure due to the restrictive development position vis-avis the Greenbelt" (Rochford District Council, 2006, 19). Clearly the housing numbers outlined in the Draft East of England Plan take into account previously developed land, vacancy rates and other environmental conditions. These factors highlight that the plan takes into consideration the possibility of constructing new residential development within town centres, which as highlighted in Planning Policy Statement 6 – Town Centres residential development in towns contributes positively to the vitality and viability of the town centre. Therefore by adopting this option there is a possibility that residential development in town centres, may not seek to</p>			<p>sites and urban intensification is consistent with the Government's key objective to promote town centre vitality and viability by focusing development within existing urban centres. However windfall sites are sites that have not been specifically identified as available in the local plan and usually unexpectedly become available, therefore it is likely that the housing needs of the local population may not be met by relying upon these development types. Furthermore the housing numbers outlined in the Draft East of England Plan (EERA, 2004) are based on the Regional Economic Strategy and the delivery of the targets therefore failure to adequately meet these needs will impact upon the regional economy. It is therefore concluded that the impact upon town centre vitality and viability is dependent upon the extent to which the housing numbers can be met using urban intensification and windfall sites, therefore this is uncertain as the sites have not been previously identified in the Core Strategy.</p>
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				meet demand, and therefore contribute negatively to this objective. Furthermore the lack of residential development within the greenbelt may also have a negative impact on the local town centres future vitality and viability as the anticipated population for Rochford will be less, therefore impacting upon local economic growth within town centres.				
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Sustainability Objective	Option – C – Not allocating land to accommodate all the dwelling units and relying on a percentage of windfall development and urban intensification				• Option – D – Ensuring enough land is allocated to accommodate all of the cascaded figure for homes from the <i>East of England Plan (RSS14)</i> for the period 2001 to 2021.			
	Performance Short, Medium and Long Term		Commentary/ Explanation		Performance Short, Medium and Long Term		Commentary/ Explanation	
Overarching Objective								
1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments	✓✓	✓✓	✓✓	Planning Policy Guidance 3 – Housing states that “windfall sites are those which have not	✓✓	✓✓	✓✓	The Government published the Sustainable Communities Plan (ODPM, 2005). In the

<p>where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.</p>				<p>been specifically identified as available in the Local Plan process. They comprise previously-developed sites that have unexpectedly become available” (ODPM, 2000, Para 35). The reliance on windfall sites and urban intensification will reduce the incidence of crime, because as stated these sites are predominately located within previously developed land. Previously developed land includes land that has been built on before therefore may include derelict or vacant units which have fallen into disrepair. Evidence from the ODPM (2004) highlights that crime and anti social behaviour is more likely to occur in places that are untidy or unattractive, such as derelict land or vacant units. Furthermore urban intensification will provide increased activity within the urban areas throughout the District of Rochford by increasing the quantity of people residing within the towns. Furthermore the ODPM (2004) highlights that “crime can be deterred through the ‘eyes on the street’ of people going about their everyday business” (ODPM, 2004, 36). Therefore the adoption of this option shall contribute positively to the creation of a safe environment.</p>				<p>Sustainable Communities Plan (2005) the Government highlighted 8 components of a sustainable community. One of the components relates to ‘active, inclusive and safe’ this component demonstrates the importance of fairness, tolerance and cohesion. Consistent with this component is the ‘fair for everyone’ which highlights the importance of ‘having due regard for the needs of future generations in current decisions and actions’ (ODPM, 2005). Therefore catering for the future housing needs of the population within the District of Rochford seeks to ensure that due regard is given to the existing and future generations housing needs indicating fairness.</p>
<p>3). Protect and enhance the Greenbelt throughout the</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are:</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are:</p>

District of Rochford.				<p>- to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (ODPM, 1994, 3).</p> <p>Option C relies on urban intensification and windfall sites to prevent the use of the greenbelt. This approach ensures the protection and conservation of existing greenbelt is integral to the social and economic development within the District of Rochford throughout the plans period.</p>				<p>- to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging into one another; - to assist in safeguarding the countryside from encroachment; - to preserve the setting and special character of historic towns; and - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (ODPM, 1994, 3).</p> <p>Option D cites “ensuring enough land is allocated to accommodate all of the cascaded figure for homes from the East of England Plan (RSS14) for the period 2001 to 2021” (Rochford District Council, 2006, 19). It therefore fails to demonstrate the impact this land allocation will have on the greenbelt within the District of Rochford, therefore the impact of this option on this objective is uncertain.</p>
4). To provide everybody with the opportunity to live in a decent home.	✓✓	✓	X	<p>The Office of the Deputy Prime Minister (2005) highlighted the principle components of a sustainable community, of fundamental relevance to this objective and option is the delivery of a ‘well designed and built’ community. An important feature of this is that the appropriate size, scale, density, design and layout of a community. The adoption of this option will result in a partial reliance on windfall development and urban</p>	✓✓	✓✓	✓✓	<p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed

				<p>intensification with the remainder of housing land allocated.</p> <p>Windfall sites comprise of 'previously developed land that has unexpectedly become available', therefore it is not possible to fully rely on such sites coming forward during the plans period. Urban intensification ensures that residential development is built at greater density reducing the quantity of larger family dwellings with appropriate gardens for community needs. However this option also includes allocated land which will ensure that a range of dwelling type, size and tenure is provided.</p> <p>It is concluded that the option fails to demonstrate the extent to which housing numbers will rely on windfall sites and urban intensification, therefore in the short term this option is likely to contribute positively, however in the longer term housing needs may not be addressed if adequate windfall sites fail to come forward.</p>				<p>land or by the re-use of existing buildings,</p> <ul style="list-style-type: none"> • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>The numbers outlined within the Draft East of England (EERA, 2004) therefore seek to meet existing and future community needs, aiming to ensure that the population has access to appropriate residential dwellings.</p>
5). To promote town centre vitality and viability.	✓✓	✓	?	<p>Planning Policy Statement 6 – Town Centres states that “the Government’s key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres; and 	✓✓	✓✓	✓✓	<p>Planning Policy Statement 6 – Town Centres states that “the Government’s key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres; and

			<ul style="list-style-type: none"> Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>The adoption of this option would result in the residential development of allocated land and integral to this using windfall sites and urban intensification. Planning Policy Guidance 3 – Housing highlights that windfall sites comprise “previously developed sites that have unexpectedly become available” (ODPM, 2001, Para 35). Focusing development within windfall sites and urban intensification is consistent with the Government’s key objective to promote town centre vitality and viability by focusing development within existing urban centres. This option also ensures that some land is allocated for residential development however the proportion of the land to be allocated is not outlined.</p> <p>It is important for the future vitality and viability of the District of Rochford’s town centres that appropriate land is allocated to meet the housing requirements set out in the Draft East of England Plan (EERA, 2004). The housing numbers outlined in the Draft East of England Plan (EERA, 2004) are</p>			<ul style="list-style-type: none"> Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>Option D fails to highlight the location of the allocated land and whether there will be presumption to encourage residential development within existing urban centres, therefore with regard to increasing the vitality and viability of town centres by focusing development within these areas the option is uncertain.</p> <p>However it is important for the future vitality and viability of the District of Rochford’s town centres that appropriate land is allocated to meet the housing requirements set out in the Draft East of England Plan (EERA, 2004). The housing numbers outlined in the Draft East of England Plan (EERA, 2004) are based on the Regional Economic Strategy and the delivery of the targets therefore ensuring the delivery of appropriate housing to meet local needs will impact positively on the regional economy and local town centre vitality and viability.</p>
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				<p>based on the Regional Economic Strategy and the delivery of the targets therefore failure to adequately meet these needs will impact upon the regional economy.</p> <p>It is therefore concluded that the impact upon town centre vitality and viability is positive in the short and medium term, however it is uncertain in the longer term and it is not possible to anticipate whether land will definitely come forward for residential development.</p>				
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓✓	✓✓	?	<p>Within the District of Rochford it is important that land is recycled, countryside preservation is paramount and land is utilised in a sustainable manner as much of the District is within the metropolitan greenbelt. Furthermore there are 2 RAMSARS which are also SPA's including the Crouch and Roach Estuaries, 3 SSSI's and 59 County Wildlife Sites. The promotion of development on windfall sites and urban intensification are deemed to contribute positively to the preservation of the natural landscape, agricultural land and promotion of residential development on previously developed land. This option also allocated a certain proportion of the land, therefore delivering social and economic infrastructure as an integral part of environmental protection. However relying on windfall sites to fulfil future community needs</p>	?	?	?	<p>Within the District of Rochford it is important that land is recycled, countryside preservation is paramount and land is utilised in a sustainable manner as much of the District is within the metropolitan greenbelt. Furthermore there are 2 RAMSARS which are also SPA's including the Crouch and Roach Estuaries, 3 SSSI's and 59 County Wildlife Sites. Option D cites "ensuring land is allocated to accommodate all of the cascaded figure for homes from the East of England Plan (RSS14) for the period 2001 to 2021" (Rochford District Council, 2006, 19).</p> <p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets,

may pose a problem in the future as windfall sites are dependent upon unexpected sites becoming available.

In conclusion the adoption of this option contributes positively in the short term and medium term. However in the longer term ensuring the delivery of appropriate housing for the local community may be uncertain as it is dependent upon windfall sites becoming available.

- Government policy set out in the Sustainable Communities Plan ,
 - The potential for new housing to be accommodated on previously developed land or by the re-use of existing buildings,
 - The potential for increasing housing densities to avoid the inefficient use of land,
 - Existing development plan allocations and commitments,
 - Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy,
 - The need for more houses that are affordable, in both urban and rural areas,
 - Environmental and other policy considerations,
 - And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach.
- Therefore highlighting that environmental policy considerations, the potential for increasing housing density and means of making the best use of the existing housing stock were taken into account when allocating the housing numbers. However the precise location of housing is to be determined at the local level, and currently this option fails to outline the possible location of housing so the impact on the SEA objective is uncertain.

7). To promote more sustainable transport choices both for people and moving freight.	✓✓	✓	?	<p>Urban intensification is argued by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use development allows closer proximity to where people live and work. Therefore “the demand for travel is reduced overall and people can walk and cycle easily” (www.urbanicity.org, 2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of services which promotes public transportation use. Furthermore this option also promotes the utilisation of windfall sites for future residential development. Windfall sites are predominately located on previously developed land therefore within existing urban areas throughout the district.</p> <p>It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term promotion of sustainable transportation modes is increasingly dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban</p>	?	?	?	<p>To promote more sustainable transportation choices, Planning Policy Guidance 13 – Transport states that Local Planning Authorities should “accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling” (ODPM, 2001, Para 6). The housing numbers outlined in the Draft East of England Plan (EERA, 2004) state that the following factors are taken into account in deriving the housing provision for each district;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed land or by the re-use of existing buildings, • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy
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				intensification and windfall sites which is uncertain.				<p>considerations,</p> <ul style="list-style-type: none"> • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>However the precise location of residential dwellings within the District of Rochford is not defined in this option, therefore the short-long term impact on this objective is uncertain.</p>
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	✓✓	✓	?	<p>Urban intensification is argued by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use development allows closer proximity to where people live and work. Therefore "the demand for travel is reduced overall and people can walk and cycle easily" (www.urbanicity.org, 2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of services which promotes public transportation use. Furthermore this option also promotes the utilisation of windfall sites for future residential development. Windfall sites are predominately located on previously developed land therefore within existing urban areas throughout the district.</p>	?	?	?	<p>To promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, Planning Policy Guidance 13 – Transport states that Local Planning Authorities should "accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling" (ODPM, 2001, Para 6). The housing numbers outlined in the Draft East of England Plan (EERA, 2004) state that the following factors are taken into account in deriving the housing provision for each district;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed

				<p>It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term promotion of sustainable transportation modes is increasingly dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban intensification and windfall sites which is uncertain.</p>				<p>land or by the re-use of existing buildings,</p> <ul style="list-style-type: none"> • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>However the precise location of residential dwellings within the District of Rochford is not defined in this option, therefore the short-long term impact on this objective is uncertain.</p>
9). To improve the education and skills of the population.	✓	✓	✓	<p>Option B encourages residential development within urban areas by urban intensification and windfall development. Clearly adopting this option will lead to the preservation and conservation of the natural environment. Some of the natural environment within the District dates back to pre 1600 therefore contributes positively to educational and skills enhancement.</p>	?	?	?	<p>Option B states “ensuring enough land is allocated to accommodate all of the cascaded figure for homes from the East of England Plan (RSS14) for the period 2001 to 2021” (Rochford District Council, 2004, 19). The option fails to stipulate or provide details of the precise location or the factors determining the location of development, therefore the impact on this objective is uncertain. The impact is uncertain as</p>

								it is not possible to determine whether proximity to educational establishments, community services and the natural or built heritage are determining factors in the location of residential development.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	✓✓	✓	?	<p>Option C encourages residential development within land allocated and urban areas by promoting urban intensification and windfall site development.</p> <p>Throughout the District of Rochford there are a total of 10 Conservation Areas with the largest being Rochford. These sites are defined as having ‘special architectural or historical interest, the character of which it is desirable to preserve and enhance’. The District of Rochford is also renowned for its natural assets such as 2 RAMSARS, SPA’s, SSSI’s, 59 County Wildlife Sites and agricultural land. By seeking to promote development within the towns and urban areas it is likely to preserve the Districts rural character and ensure that development is concentrated within the urban areas.</p> <p>Furthermore urban intensification within areas of mixed use development is associated with “diversity, social cohesion and cultural development” (www.urbanicity.org, 2006).</p> <p>It is therefore concluded that the adoption of this policy will contribute positively to this objective in the short term and to a lesser</p>	?	?	?	<p>Within the District of Rochford it is important that land allocated for housing and residential development takes into account the District of Rochford’s natural and built heritage. Within the District of Rochford there are 331 Listed Buildings and 1126 archaeological records including 5 Scheduled Ancient Monuments. There are also 10 Conservation Areas with the largest being Rochford town centre. The District of Rochford also contains a wealth of natural heritage which includes 2 RAMSARS, SPA’s including the Crouch and Roach Estuaries, 3 SSSI’s and 59 County Wildlife Sites. Option D cites “ensuring land is allocated to accommodate all of the cascaded figure for homes from the East of England Plan (RSS14) for the period 2001 to 2021” (Rochford District Council, 2006, 19).</p> <p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed

				degree in the medium term. However in the longer term the impact is uncertain because the windfall sites are dependent on sites coming forward and as all the housing needs for the District are dependent on such sites coming forward it is possible that local needs may not be met. Furthermore it also possible.				<p>land or by the re-use of existing buildings,</p> <ul style="list-style-type: none"> • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>Therefore highlighting that environmental policy considerations, the potential for increasing housing density and means of making the best use of the existing housing stock were taken into account when allocating the housing numbers. However the precise location of housing is to be determined at the local level, and currently this option fails to outline the possible location of housing so the impact on the SEA objective is uncertain.</p>
11). To Maintain and enhance the	✓✓	✓	?	Option C encourages residential development within land allocated and urban areas by promoting urban intensification and windfall	?	?	?	Within the District of Rochford it is important that land allocated for housing and residential development takes into account the District of

<p>quality of landscapes and townscapes.</p>			<p>site development.</p> <p>Throughout the District of Rochford there are a total of 10 Conservation Areas with the largest being Rochford. These sites are defined as having ‘special architectural or historical interest, the character of which it is desirable to preserve and enhance’. The District of Rochford is also renowned for its natural assets such as 2 RAMSARS, SPA’s, SSSI’s, 59 County Wildlife Sites and agricultural land. By seeking to promote development within the towns and urban areas it is likely to preserve the Districts rural character and ensure that development is concentrated within the urban areas.</p> <p>Furthermore urban intensification within areas of mixed use development is associated with “diversity, social cohesion and cultural development” (www.urbanicity.org, 2006).</p> <p>It is therefore concluded that the adoption of this policy will contribute positively to this objective in the short term and to a lesser degree in the medium term. However in the longer term the impact is uncertain because the windfall sites are dependent on sites coming forward and as all the housing needs for the District are dependent on such sites coming forward it is possible that local needs may not be met. Furthermore it also possible.</p>			<p>Rochford’s natural and built heritage, which enhance the landscapes and townscapes throughout the district. Within the District of Rochford there are 331 Listed Buildings and 1126 archaeological records including 5 Scheduled Ancient Monuments. There are also 10 Conservation Areas with the largest being Rochford town centre. The District of Rochford also contains a wealth of natural heritage which includes 2 RAMSARS, SPA’s including the Crouch and Roach Estuaries, 3 SSSI’s and 59 County Wildlife Sites. Option D cites “ensuring land is allocated to accommodate all of the cascaded figure for homes from the East of England Plan (RSS14) for the period 2001 to 2021” (Rochford District Council, 2006, 19).</p> <p>The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed land or by the re-use of existing buildings, • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and
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								<p>commitments,</p> <ul style="list-style-type: none"> • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>Therefore highlighting that environmental policy considerations, the potential for increasing housing density and means of making the best use of the existing housing stock were taken into account when allocating the housing numbers. However the precise location of housing is to be determined at the local level, and currently this option fails to outline the possible location of housing so the impact on the SEA objective is uncertain.</p>
12). To reduce contributions to climatic change.	✓✓	✓	?	Urban intensification is argued by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use development allows closer proximity to where people live and work. Therefore "the demand for travel is reduced overall and people can walk and cycle easily" (www.urbanicity.org ,	?	?	?	"In a typical city, 47% of all energy is consumed by buildings (which generate half the total emissions of carbon dioxide), 27% by industry by transport ... since the Second World War ... commercial and public buildings in the developed world have generally become sealed, artificial-lit containers, heated in winter and air conditioned in the summer" (Hacker, JN, Belcher, SE and

			<p>2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of services which promotes public transportation use reducing private car use and the consequent air pollutants. Furthermore this option also promotes the utilisation of windfall sites for future residential development. Windfall sites are predominately located on previously developed land therefore within existing urban areas throughout the district therefore similarly to urban intensification this will increase the economic viability of public transportation and reduce private car use.</p> <p>It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term promotion of sustainable transportation modes is increasingly dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban intensification, windfall sites or allocated sites near to existing urban centres which is uncertain.</p>			<p>Connell, RK, 2005). Evidence suggests that the “type of housing can impact on energy consumption. Flats have the lowest heat loss while bungalows and detached houses have higher heat loss levels as there is a larger surface to volume ratio” (MET, 2006, 22). Although option D fails to outline the type, scale and quantity of residential dwellings, the Draft East of England does outline a series of factors taken into account when deciding on the housing provision for each Local Authority. The Draft East of England Plan (EERA, 2004) states that planned levels of housing provision outlined in the plan take into account;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed land or by the re-use of existing buildings, • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas,
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							<ul style="list-style-type: none"> • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the 'plan, monitor and manage' approach. <p>The Plan indicates that there is a potential to increase housing density therefore if that is adopted within some housing developments in the District of Rochford this will contribute positively to the objective. Newer housing does have to conform to tighter energy efficient standards than Option D fails to stipulate the type or location of residential development within Rochford therefore the impact on climate change is uncertain.</p>	
13). To improve water quality.	✓	✓	✓	Baseline evidence suggests that the majority of water courses in the District as a whole were ranked as Grade D/fair (54.03%) or Grade C/fairly good (39.67%) for chemistry GQA in 2004. The river stretch of most concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade E/poor. Five river stretches are graded D/fair, including Eastwood Brook (Rayleigh Brook – Roach), Hawkwell Brook/Roach (headwaters to the tidal limit), Rayleigh Brook/Nobles Ditch (Rayleigh East Sewage Treatment Works – Eastwood Brook) and Rochford Reservoir. However, three of these sites have recently	?	?	?	Option D ensures that adequate land is allocated to accommodate the housing numbers outlined in the Draft East of England Plan (EERA, 2004) from 2001 - 2021. The plan outlines the housing provisions for each local authority, these numbers take environmental policy into consideration which will include policies related to water quality. The actual location of the housing is not stated in the option therefore the actual short-long term impact is uncertain.

				<p>improved in water quality, from Grade E/poor to Grade D/fair.</p> <p>In terms of biology GQA, in 2004 the District's rivers were classified as Grade D (53.95%) and Grade E (46.05%). The river stretches with the poorest biological quality are the two Hawkwell Brook/Roach sites, graded as E.</p> <p>The EU Water Framework Directive sets a framework for integrated, long term and sustainable water management. The Water Frameworks "objective is that water bodies (inland and coastal) should reach 'good ecological and chemical statuses by 2015" (DEFRA, 2004, 40). This demonstrates that there is other legislative guidance that seeks to ensure the quality of the water environment within the District of Rochford is improved.</p> <p>The promotion of development within existing urban areas, will contribute positively to the preservation of the natural habitats and countryside throughout the District of Rochford therefore reducing the incidence of water pollution and contributing positively to this objective.</p>				
14). To improve air quality.	✓✓	✓	?	Urban intensification is argued by many academics and Government officials as contributing to a more sustainable urban form. Greater urban densities and mixed use	?	?	?	To promote more sustainable transportation choices and therefore reduce air pollutants, Planning Policy Guidance 13 – Transport states that Local Planning Authorities should

			<p>development allows closer proximity to where people live and work. Therefore “the demand for travel is reduced overall and people can walk and cycle easily” (www.urbanicity.org, 2006). Also the greater concentration of persons within close proximity increases the economic viability of providing public transportation services, therefore enhancing the delivery, quality and frequency of services which promotes public transportation use reducing private car use and the consequent air pollutants. Furthermore this option also promotes the utilisation of windfall sites for future residential development. Windfall sites are predominately located on previously developed land therefore within existing urban areas throughout the district therefore similarly to urban intensification this will increase the economic viability of public transportation and reduce private car use.</p> <p>It is therefore concluded that the adoption of this option would contribute positively to the delivery of this objective, especially in the short and medium term. However the extent to which this option shall contribute to the longer term promotion of sustainable transportation modes is increasingly dependent upon the housing numbers allocated by the Draft East of England Plan (EERA, 2004) being met by urban intensification, windfall sites or allocated sites</p>			<p>“accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling” (ODPM, 2001, Para 6). The housing numbers outlined in the Draft East of England Plan (EERA, 2004) state that the following factors are taken into account in deriving the housing provision for each district;</p> <ul style="list-style-type: none"> • the spatial development framework, • the Regional Economic Strategy targets, • Government policy set out in the Sustainable Communities Plan , • The potential for new housing to be accommodated on previously developed land or by the re-use of existing buildings, • The potential for increasing housing densities to avoid the inefficient use of land, • Existing development plan allocations and commitments, • Means of making the best use of existing housing stock and the needs to reduce the present level of vacancy, • The need for more houses that are affordable, in both urban and rural areas, • Environmental and other policy considerations, • And the need for housing provision and the ways of meeting it to be kept under continuous review in accordance with the
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				near to existing urban centres which is uncertain.				‘plan, monitor and manage’ approach. However the precise location of residential dwellings within the District of Rochford is not defined in this option, therefore the short-long term impact on this objective is uncertain.
15). To achieve sustainable levels of prosperity and economic growth.	✓✓	✓	?	<p>Planning Policy Statement 6 – Town Centres states that “the Government’s key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • Planning for the growth and development of existing centres; and • Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all” (ODPM, 2005, 5). <p>The adoption of this option would result in the residential development of allocated land and integral to this using windfall sites and urban intensification. Planning Policy Guidance 3 – Housing highlights that windfall sites comprise “previously developed sites that have unexpectedly become available” (ODPM, 2001, Para 35). Focusing development within windfall sites and urban intensification is consistent with the Government’s key objective to promote town</p>	✓✓	✓✓	✓✓	<p>Option D fails to highlight the location of the allocated land and whether there will be presumption to encourage residential development within existing urban centres, therefore with regard to increasing the vitality and viability of town centres by focusing development within these areas the option is uncertain.</p> <p>However it is important for the future vitality and viability of the District of Rochford’s town centres that appropriate land is allocated to meet the housing requirements set out in the Draft East of England Plan (EERA, 2004). The housing numbers outlined in the Draft East of England Plan (EERA, 2004) are based on the Regional Economic Strategy and the delivery of the targets therefore ensuring the delivery of appropriate housing to meet local needs will impact positively on the regional economy and local town centre vitality and viability.</p>

centre vitality and viability by focusing development within existing urban centres. This option also ensures that some land is allocated for residential development however the proportion of the land to be allocated is not outlined.

It is important for the future vitality and viability of the District of Rochford's town centres that appropriate land is allocated to meet the housing requirements set out in the Draft East of England Plan (EERA, 2004). The housing numbers outlined in the Draft East of England Plan (EERA, 2004) are based on the Regional Economic Strategy and the delivery of the targets therefore failure to adequately meet these needs will impact upon the regional economy. This option states that not all allocated land will; meet the housing numbers outlined in the Draft East of England Plan and therefore there will be dependence on windfall sites and urban intensification. Windfall sites are sites that 'unexpectedly become available' and therefore cannot be relied upon to meet the housing and economic of the local community.

It is therefore concluded that the impact upon town centre vitality and viability is positive in the short and medium term, however it is uncertain in the longer term and it is not

			possible to anticipate whether land will definitely come forward for residential development.				
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