

Rochford District Council

Draft Core Strategy DPD

Regulation 25 Version

**Strategic Environmental Assessment
And Sustainability Appraisal**

Technical Annex Part 2

Prepared for Rochford District Council

By

Essex County Council

Rochford Council Core Strategy SEA/SA -

General Development Locations

Sustainability Objective	Option – A – Greater dispersal to minor settlements, enabling possible regeneration of local facilities			• Option – B – Split the housing allocation evenly between the parishes (excluding Foulness), so that each area gets a small amount of housing.				
	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.	XX	XX	XX	Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005, 2) states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by “ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community” (ODPM, 2005, Para 5). The adoption of this option would facilitate greater	X	X	XX	Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005, 2) states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by “ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community” (ODPM, 2005, Para 5). The adoption of this option would result in evenly distributed housing between the parishes (with the exception of

				dispersal to minor settlements. The supporting text suggests that third tier locations are isolated settlements within the greenbelt. These settlements therefore are less accessible and focusing development within these areas would reduce accessibility to the community facilities and services therefore decreasing community cohesion and safety.				Foulness). This spatial distribution of future residential units throughout the District of Rochford may reduce community cohesion and increase the incidence of crime. Lack of opportunity for the local community to access services and facilities can impact on the level of crime as persons are excluded from participating in facilities due to unable to access them. As the number of persons residing in more remote rural parishes increases the incidence of crime is anticipated to rise in the longer term.
3). Protect and enhance the Greenbelt throughout the District of Rochford.	XX	XX	XX	Option A outlines a possible general development location whereby there would be “greater dispersal to minor settlements, enabling possible regeneration of local facilities” (Rochford District Council, 2006, 20). The supporting text outlines the settlement hierarchy within the District of Rochford, it is therefore assumed that ‘minor settlement’ is consistent with the third tier locations comprising “isolated greenbelt settlements” (Rochford District Council, 2006, 19). Therefore the focusing development within these areas would be contrary to Planning Policy Guidance 2 – Greenbelts. Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are: - to check the unrestricted sprawl of large built-up areas; - to prevent neighbouring towns from merging	X	X	XX	This option seeks to facilitate the even distribution of residential units throughout the parishes within the District of Rochford. All of the parishes where planned housing development would be constructed following the imposition of this option are within the metropolitan greenbelt. Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are: - 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>into one another;</p> <ul style="list-style-type: none"> - 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). It is concluded that the adoption of option A would contribute negatively to this objective in the short-medium term. 				<p>The even distribution of residential units within all parishes (with the exception of Foulness) may be deemed a fair option with regard to the amount of housing each parish is to facilitate. However this is not an appropriate approach to adopt in deciding the general location of residential development. The additional housing within more remote or 3rd tier settlements (Rochford District Council, 2006, 20) may cause a greater deterioration in the countryside character than allocating residential units within larger urban areas for instance 1st tier/2nd tier settlements (Rochford District Council, 2006, 20).</p> <p>It is therefore concluded that this option will result in an increasingly negative impact on the greenbelt.</p>
4). To provide everybody with the opportunity to live in a decent home.	XX	XX	XX	<p>Option A suggests that that the general development locations would involve a “greater dispersal to minor settlements, enabling possible regeneration of local facilities” (Rochford District Council, 2006, 20). The concentration of development in these locations reduces the accessibility of services and facilities to the wider population by more sustainable modes therefore decreasing social cohesion. Planning Policy Statement 1 – Delivering Sustainable Development states that planning authorities should seek to “provide improved access for</p>	X	X	X	<p>Planning Policy Statement 1 – Delivering Sustainable Development states that planning authorities should seek to “provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas” (ODPM, 2005, 11). This option facilitates residential development evenly amongst the parishes throughout the</p>

			<p>all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas” (ODPM, 2005, 11). Therefore by concentrating development in ‘minor settlements’ it is concluded that overall accessibility to community services, facilities, residential dwellings and employment by a choice mode of sustainable transportation is less. Therefore contributing negatively to delivery of a decent home for all that has access to community services and facilities by a choice mode of transportation.</p> <p>The supporting text highlights that within the minor settlements in the Greenbelt “there is a proven need for affordable housing” (Rochford District Council, 2006, 20). It is therefore concluded that development of affordable housing in third tier locations may be required to meet local needs, and ensure all members of the community have access to a decent home.</p> <p>In conclusion the dispersal of all development to the minor settlements will contribute negatively to the delivery of this objective although an affordable housing need has</p>			<p>District of Rochford (excluding Foulness), therefore there is a failure to take into account the accessibility and capacity of the settlements employment provision, retail facilities, educational establishments, leisure and community services. Ensuring access to these services and facilities aids in the delivery of a decent home. It is therefore concluded that some parishes such as the top tier and 2nd tier settlements may be able to adequately accommodate further residential development, contributing positively to the delivery of a decent home. Whilst, other parishes will be unable to provide appropriate access to services and facilities by a choice mode of transportation exacerbating social exclusion therefore not providing the opportunity for a decent home for all. As everybody will not have a decent home due to the planned spatial distribution of residential development to be delivered in this option it is concluded that this option contributes negatively to this objective.</p>
--	--	--	---	--	--	--

				been identified the adoption of this option is not deemed an approach that adequately seeks to address this issue.				
5). To promote town centre vitality and viability.	XX	XX	XX	<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>Option A seeks to facilitate “greater dispersal to minor settlements” (Rochford District Council, 2006, 20), therefore is inconsistent with the key government objective to increase vitality and viability by focusing development in existing town centres.</p>	X	X	X	<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 option B would result in the even distribution of residential development throughout all parishes within the District of Rochford, with the exception of Foulness. The adoption of this option would facilitate some development within parish councils containing larger town centres for instance Rayleigh Town Council and Rochford Parish Council therefore contributing positively to town centre vitality and viability. However other Parish Council’s are located within more remote areas, therefore facilitating the same amount of residential development in these areas contributes negatively to the Government’s objective. It is important the quantity of housing allocated within an area is proportional to the</p>

								transportation infrastructure, employment, community and services and facilities currently available.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	XX	XX	XX	<p>The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Planning Policy Statement 9 – Biodiversity and Geological Conservation (ODPM, 2005) states that “plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources” (ODPM, 2005, 3). The provisions set out in option A facilitate greater dispersal of development throughout the District of Rochford into minor settlements (3rd tier). These provisions are therefore contrary to the protection and enhancement of the biodiversity, ecology and geological diversity within the district.</p> <p>Furthermore the SEA objective highlights that</p>	X	X	X	<p>The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Planning Policy Statement 9 – Biodiversity and Geological Conservation (ODPM, 2005) states that “plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources” (ODPM, 2005, 3). The approach outlined in this option fails to take into consideration the districts biological, ecological and geological diversity when allocating housing within the specific parish. The distribution of an even number of residential dwellings is of paramount importance in this option. This therefore demonstrates that there is inadequate weight given to the existing and future environmental factors evident in the parishes. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005)</p>

				<p>social and economic development should be integral to environmental considerations. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) highlights that planning authorities should bring “forward sufficient land of suitable quality in appropriate locations to meet the expected needs for housing, for industrial development, for exploitation of raw materials, for retail and commercial development, and for leisure and recreation – taking into account issues such as accessibility and sustainable transport needs, the provision of essential infrastructure” (ODPM, 2005, 11). It is therefore concluded that by promoting the facilitation of development in more remote and isolated locations this is inconsistent with the provisions set out in PPS1 which aim to ensure that development is in accessible locations for all the population to minimise social exclusion and promote the utilisation of sustainable transportation modes.</p> <p>It is therefore concluded that the adoption of this option will contribute negatively in the short-long term.</p>				<p>indicates that when allocating land for residential development issues such as accessibility and sustainable transport needs, the provision of essential infrastructure, including for sustainable waste management and the needs to avoid flood risk and other natural hazards (ODPM, 2005, 11).</p> <p>In conclusion inadequate consideration is given to environmental factors, and also social and economic development when allocating housing using this option. Therefore it is likely to contribute negatively in the short-long term in the delivery of this SEA objective.</p>
7). To promote more sustainable transport	XX	XX	XX	<p>The baseline evidence demonstrates that 16.4% of the households within the District of Rochford do not own a car or van. This proportion of the population is considerably</p>	X	X	X	<p>This option implies the even distribution of residential development throughout the parishes within the District of Rochford. Some parishes within the District contain large urban</p>

<p>choices both for people and moving freight.</p>			<p>less than the national trend, whereby 26.8% of households do not own a car or van.</p> <p>Planning Policy Guidance 13 – Transport (ODPM, 2001), highlights a series principles that aid in the promotion of sustainable transportation choices for people and moving freight. The principles of greatest relevance to the location of development and this objective include;</p> <ul style="list-style-type: none"> • Actively manage the pattern of urban growth to make the fullest use of public transport and focus major generators of travel demand in city, town and district centres and near to major transport interchanges. • Ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking and cycling. • In rural areas, locate most development for housing, jobs, shopping, leisure and services centres which are designated in the development plan to act as focal points for housing, transport and other services, and encourage better transport provision in the countryside (ODPM, 2001, Para 6). <p>This option seeks to promote the greater</p>			<p>conurbations for instance Rayleigh, Rochford and Hawkwell, where there are good public transportation links including a frequent bus services and access to mainline trains with regular services to London Liverpool Street and Southend Victoria. Whilst other parishes where the same amount of residential development is to be delivered have poor access to public transportation, for instance within Paglesham Parish Council the nearest rail station is Rochford which is 4.27miles away therefore development within such settlements will encourage the use of the private car. The use of the private car within the District of Rochford is greater than the national average, as households without access to a private car is 16.4% compared to the national rate of 26.8%. Therefore there is a need to encourage more sustainable transportation modes. The location of development is demonstrated by Planning Policy Guidance 13 – Transport (ODPM, 2001) to play a significant role in the promotion of sustainable transportation.</p>
--	--	--	--	--	--	---

				dispersal of development to minor locations. The supporting text outlines a hierarchy of settlements the 3 rd tier comprising the remaining greenbelt settlements is deemed to refer to the 'minor settlements'. In conclusion focusing development predominately within these areas will contribute negatively to the promotion of sustainable transportation modes, as they are isolated areas with low public transportation frequency and diversity of modes.				
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	XX	XX	XX	<p>The baseline evidence demonstrates that 16.4% of the households within the District of Rochford do not own a car or van. This proportion of the population is considerably less than the national trend, whereby 26.8% of households do not own a car or van.</p> <p>Planning Policy Guidance 13 – Transport (ODPM, 2001), highlights a series principles that aid in the promotion of accessibility to jobs, shopping, leisure facilities by public transport, walking and cycling. The principles of greatest relevance to the location of development and this objective include;</p> <ul style="list-style-type: none"> Actively manage the pattern of urban growth to make the fullest use of public transport and focus major generators of travel demand in city, 	X	X	X	This option implies the even distribution of residential development throughout the parishes within the District of Rochford. Some parishes within the District contain large urban conurbations for instance Rayleigh, Rochford and Hawkwell, where there are good public transportation links including a frequent bus services and access to mainline trains with regular services to London Liverpool Street and Southend Victoria. These areas also contain access to retail, employment, community facilities and services. Whilst other parishes where the same amount of residential development is to be delivered have poor access to public transportation and fewer retail, employment and community service provision, for instance within Pagleham Parish Council the nearest rail station is Rochford which is 4.27miles away, therefore development within such settlements will reduce

				<p>town and district centres and near to major transport interchanges.</p> <ul style="list-style-type: none"> • Ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking and cycling. • In rural areas, locate most development for housing, jobs, shopping, leisure and services centres which are designated in the development plan to act as focal points for housing, transport and other services, and encourage better transport provision in the countryside (ODPM, 2001, Para 6). <p>This option seeks to promote the greater dispersal of development to minor locations. The supporting text outlines a hierarchy of settlements the 3rd tier comprising the remaining greenbelt settlements is deemed to refer to the 'minor settlements'. In conclusion focusing development predominately within these areas will contribute negatively to the promotion of accessibility to jobs, shopping, leisure facilities by public transport, walking and cycling.</p>				<p>accessibility to jobs, shops and employment for the local community. The location of development is demonstrated by Planning Policy Guidance 13 – Transport (ODPM, 2001) and Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) to play a significant role in the promotion of sustainable transportation. Therefore it is concluded that the adoption of this option will contribute negatively to the SEA objective.</p>
9). To improve the education and skills of the	XX	XX	XX	Planning Policy Statement 1 – Delivering Sustainable Communities (ODPM, 2005) highlights that “the Government is committed	XX	XX	XX	Planning Policy Statement 1 – Delivering Sustainable Communities (ODPM, 2005) highlights that “the Government is committed to

population.				to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens” (ODPM, 2005, 7). The focusing of development in ‘minor settlements’ may therefore impact upon the educational and skill needs of the local community within the District of Rochford. PPS1 also highlights that Development Plans should promote development that creates socially inclusive communities, by addressing accessibility for all members of the community to education. Although this form of spatial development will seek to enhance the educational and skill opportunities available to persons in the more remote rural areas of the district, it would be more appropriate that educational establishments are located in more accessible areas by a choice mode of transportation, therefore enhancing social cohesion and access to educational opportunities for all members of the population.				developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens” (ODPM, 2005, 7). The focusing of residential development in all parishes (excluding Foulness) will impact upon the educational and skill needs of the local community within the District of Rochford. PPS1 also highlights that Development Plans should promote the creation of socially inclusive communities, by addressing accessibility for all members of the community to education. This form of spatial residential development may seek to enhance the educational and skills attainment of the remote areas within the district due to increase the viability of providing educational establishments due to an increase in the residential population. However it is deemed more appropriate that educational institutions are located in the more accessible areas to ensure accessibility by a choice mode of transportation. Therefore it is deemed more appropriate that residential development is concentrated in more accessible locations.
10). To maintain and enhance the cultural	XX	XX	XX	The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA’s), the Crouch and Roach Estuaries and Foulness.	X	X	X	The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA’s), the Crouch and Roach Estuaries and Foulness. The District also

<p>heritage and assets within the District of Rochford.</p>			<p>The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas.</p> <p>The adoption of this option would result in focusing development within the greenbelt, which seeks to preserve the countryside character and assist in urban regeneration. The dispersal of development to 'minor settlements' is also contrary to the guidance set out in Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005). PPS1 states that development plan policies should protect “the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). It is therefore concluded that focusing development within the district to more rural locations is likely to impact negatively on the rural built and natural cultural heritage and character.</p>			<p>has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas.</p> <p>Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) states that development plan policies should protect “the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). The approach outlined in this option fails to take into consideration wider issues related the cultural heritage and assets within the district. The distribution of an even number of residential dwellings is of paramount importance in this option. This therefore demonstrates that there is inadequate weight given to the existing and future cultural assets and heritage evident in the parishes. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) indicates that when allocating land for residential development wider issues should be considered.</p>
---	--	--	---	--	--	---

								In conclusion inadequate consideration is given to cultural heritage and assets. Therefore it is likely to contribute negatively in the short-long term in the delivery of this SEA objective.
11). To maintain and enhance the quality of landscapes and townscapes.	XX	XX	XX	<p>The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas.</p> <p>The adoption of this option would result in focusing development within the greenbelt, which seeks to preserve the countryside character and assist in urban regeneration. The dispersal of development to 'minor settlements' is also contrary to the guidance set out in Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005). PPS1 states that development plan policies should protect “the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the</p>	X	X	X	<p>The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas.</p> <p>Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) states that development plan policies should protect “the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). The approach outlined in this option fails to take into consideration wider issues related the landscape and townscape throughout the district. The distribution of an even number of residential dwellings is of paramount importance in this option. This therefore demonstrates that there is</p>

				<p>promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). It is therefore concluded that focusing development within the district to more rural locations is likely to impact negatively on the rural built and natural landscape character and also reduce the quality within the townscape due to a lack of encouragement to develop the urban areas within the district.</p>				<p>inadequate weight given to the landscapes and townscapes evident in the District of Rochford. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) indicates that when allocating land for residential development wider issues should be considered.</p> <p>In conclusion inadequate consideration is given to the landscapes and townscapes evident in the District of Rochford. Therefore it is likely to contribute negatively in the short-long term in the delivery of this SEA objective.</p>
12). To reduce contributions to climatic change.	XX	XX	XX	<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.</p> <p>It is therefore concluded that the promotion of greater dispersal to more minor locations may reduce the scope for developing at higher densities and furthermore it is unlikely that higher density development in these locations</p>	XX	XX	XX	<p>Option B seeks to facilitate even residential development throughout the parishes within the District of Rochford. Development may therefore have to be facilitated in more remote areas, where building at greater intensities may not be feasible. Evidence suggests that urban intensification contributes 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). Therefore reducing greenhouse gas emissions through the uptake of alternative travel modes. 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.</p>

				<p>will be in keeping with the existing character. Evidence from the MET Office demonstrates that higher density developments such as flats have lower heat loss (MET, 2006), which therefore highlights that the adoption of this form of development would contribute negatively to climatic change.</p> <p>Also greater dispersal to more isolated locations within the greenbelt will therefore increase less sustainable transportation use, such as the private car increasing greenhouse gas emissions.</p>				<p>The MET Office demonstrated that higher density developments such as flats have lower heat loss (MET, 2006), which therefore highlighting that the adoption of this form of development would contribute negatively to climatic change as there would be less scope for higher density development, especially in more remote rural settlements.</p>
13). To improve water quality.	?	?	?	As the precise location of development is not outlined in the option it is concluded that the impact on water quality is uncertain.	?	?	?	As the precise location of development is not outlined in the option it is concluded that the impact on water quality is uncertain.
14). To improve air quality.	X	X	XX	<p>The baseline evidence demonstrates that 16.4% of the households within the District of Rochford do not own a car or van. This proportion of the population is considerably less than the national trend, whereby 26.8% of households do not own a car or van.</p> <p>This option seeks to promote the greater dispersal of development to minor locations. The supporting text outlines a hierarchy of settlements the 3rd tier comprising the remaining greenbelt settlements is deemed to refer to the 'minor settlements'. Focusing development within these areas will promote the utilisation of less sustainable</p>	X	X	XX	<p>The baseline evidence demonstrates that 16.4% of the households within the District of Rochford do not own a car or van. This proportion of the population is considerably less than the national trend, whereby 26.8% of households do not own a car or van.</p> <p>This option implies the even distribution of residential development throughout the parishes within the District of Rochford. Some parishes within the District contain large urban conurbations for instance Rayleigh, Rochford and Hawkwell, where there are good public transportation links including a frequent bus services and access to mainline trains with</p>

				<p>transportation modes such as the private car. Increasing use of the private car will therefore contribute negatively to the districts air quality, especially in the longer term when the quantity of housing located in the rural areas increases.</p>				<p>regular services to London Liverpool Street and Southend Victoria. Whilst other parishes where the same amount of residential development is to be delivered have poor access to public transportation, for instance within Paglesham Parish Council the nearest rail station is Rochford which is 4.27miles away therefore development within such settlements will encourage the use of the private car. The use of the private car within the District of Rochford is greater than the national average, as 16.4% of households are without access to a private car compared to the national rate of 26.8%. Therefore there is a need to encourage more sustainable transportation modes to reduce the impact on air quality. The location of development is demonstrated by Planning Policy Guidance 13 – Transport (ODPM, 2001) to play a significant role in the promotion of sustainable transportation and therefore improving the air quality.</p>
<p>15). To achieve sustainable levels of prosperity and economic growth.</p>	XX	XX	XX	<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 	XX	XX	XX	<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”

			<p>environment, accessible to all” (ODPM, 2005, 5).</p> <p>Option A seeks to facilitate “greater dispersal to minor settlements” (Rochford District Council, 2006, 20), therefore is inconsistent with the key government objective to increase vitality and viability by focusing development in existing town centres which may reduce the economic performance of the districts town centres.</p> <p>Accessibility to economic development and facilities is important for the future growth within the district. It is therefore concluded that focusing development in more remote locations reduces accessibility for all and promote private car use, which is socially exclusive to those members of the community the do not have access to a private car.</p>				<p>(ODPM, 2005, 5).</p> <p>Option B facilitates the even distribution of residential development throughout all parishes with the exception of Foulness (Rochford District Council, 2006, 20), therefore is inconsistent with the key government objective to increase vitality and viability by focusing development in existing town centres which is therefore likely to reduce the economic performance of the districts town centres.</p> <p>Accessibility to economic development and facilities is important for the future growth within the district. It is therefore concluded that focusing development in more remote locations reduces accessibility for all and promote private car use, which is socially exclusive to those members of the community the do not have access to a private car.</p>
--	--	--	---	--	--	--	---

Sustainability Objective	Option – C – Develop a new settlement, well related to transport links and providing its own basic infrastructure			• Option – D – Focus solely on an expansion of one settlement, creating a significant urban expansion.			
	Performance Short, Medium and Long Term		Commentary/ Explanation	Performance Short, Medium and Long Term		Commentary/ Explanation	
Overarching Objective							

<p>1) To ensure the delivery of high quality sustainable communities where people will want to live and work.</p>								
<p>2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.</p>	0	X	X	<p>Option C facilitates the development of a new settlement, well related to transport links and providing its own basic amenities. Although not referred within the option the construction of a new settlement can therefore adopt the design principles which seek to reduce the incidence of crime. Research has been undertaken and central government have highlighted principles of good quality design which seek to reduce the opportunity, incidence and fear of crime. Crime prevention principles are outlined in the Office of the Deputy Prime Minister's publication entitled 'Safer Places – The Planning System and Crime Prevention' (2004).</p> <p>Option C therefore implies the concentration of investment within one settlement of the District therefore existing areas may suffer from under investment manifested by a lack of management and maintenance.</p> <p>"Management and maintenance embrace both how a place looks and how it functions over time. Whilst getting the physical design</p>	0	X	X	<p>Option D seeks to focus solely on an expansion of one settlement, creating a significant urban expansion. The adoption of this option implies the concentration of investment to one of the existing urban conurbations within the district. Other urban conurbations and rural areas are likely to suffer from under investment manifested by a lack of management and maintenance. "Management and maintenance embrace both how a place looks and how it functions over time. Whilst getting the physical design right is paramount, management and maintenance will remain important factors in the creation of safer places" (ODPM, 2004, 40). Evidence demonstrates that crime and anti social behaviour are more likely to occur if there are "signs of disorder and neglect, such as broken windows, abandoned vehicles or graffiti, are not removed at the earliest opportunity" (ODPM, 2004, 40).</p> <p>The baseline evidence within the District of Rochford demonstrates that the incidence of crime is lower than the national and regional comparators. Therefore it is concluded that in the</p>

				<p>right is paramount, management and maintenance will remain important factors in the creation of safer places” (ODPM, 2004, 40). Evidence demonstrates that crime and anti social behaviour are more likely to occur if there are “signs of disorder and neglect, such as broken windows, abandoned vehicles or graffiti, are not removed at the earliest opportunity” (ODPM, 2004, 40).</p> <p>The baseline evidence within the District of Rochford demonstrates that the incidence of crime is lower than the national and regional comparators. Therefore it is concluded that in the short term there is unlikely to be any significant impact on the incidence or fear of crime. However in the medium and longer term the impact on crime within the District as a whole is likely to deteriorate with the adoption of this option, due to the concentration of investment within on area (the new settlement).</p>				<p>short term there is unlikely to be any significant impact on the incidence or fear of crime. However in the medium and longer term the impact on crime within the District as a whole is likely to deteriorate with the adoption of this option, due to the concentration of investment within one urban conurbation.</p>
3). Protect and enhance the Greenbelt throughout the District of Rochford.	0	XX	XX	<p>Option C implies the development of a new settlement, well related to transport links and providing the basic infrastructure. Throughout the District of Rochford, with the exception of the larger conurbations, the land is designated within the metropolitan greenbelt. Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of including land in Green Belts are:</p>	X	XX	XX	<p>Option D seeks to focus on an expansion of one settlement creating a significant urban expansion. The entire District of Rochford with the exception of Foulness is within the designated greenbelt. Planning Policy Guidance 2 – Greenbelts highlights the purpose of the greenbelt which includes;</p> <p>- to check the unrestricted sprawl of large built-up</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 development of a new settlement would not result in the merging of neighbouring towns, or the unrestricted sprawl of large built-up areas. It would impact on the countryside landscape evident in the district, through the development of a new settlement. It is therefore concluded that the adoption of this option would impact negatively on this objective, especially in the medium and longer term when development is likely to be evident within the greenbelt.</p>				<ul style="list-style-type: none"> 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>Clearly this option aims to ensure the development of a 'significant urban expansion' which is contrary to the purpose of a greenbelt as it seeks to promote urban sprawl and unsatisfactory protection of the greenbelt. The impact is likely to be increasingly negative as the urban extension increases in size throughout time.</p>
4). To provide everybody with the opportunity to live in a decent home.	0	✓	✓	The adoption of option C implies the creation of a new settlement with appropriate transportation links and basic infrastructure. The development of a new settlement within the District of Rochford will seek to meet the housing provisions allocated in the East of England Plan (RSS14). The Draft East of England Plan (EERA, 2004) demonstrates	0	✓	✓	The adoption of option D implies the expansion of one settlement creating a significant urban expansion. The expansion of one settlement within the District of Rochford would be utilised to meet all the housing provision targets highlighted in the East of England Plan (RSS14). The Draft East of England Plan (EERA, 2004) demonstrates that the housing provisions outlined seek to take

			<p>that the housing provisions outlined seek to take into consideration the existing and future community needs within the district of Rochford. However although the development of a settlement may meet the housing needs in terms of quantity of housing, there may be specific needs within localities that will not be addressed by the adoption of this method.</p> <p>An important component of a sustainable community and in the delivery of a decent home is accessibility to jobs, shops, education, health, community facilities and services (ODPM, 2005). This option seeks to ensure that within the new settlement the local community have access to services and transportation infrastructure, therefore contributing positively to a decent home in the settlement.</p> <p>In conclusion the residential development that would be constructed within the new settlement ensures the delivery of decent home with transportation links and basic infrastructure, therefore overall it is concluded that the adoption of this option would contribute positively in the medium and longer term following development of the settlement.</p>			<p>into consideration the existing and future community needs within the District of Rochford. However although the development of a settlement may meet the housing needs in terms of quantity of housing, there may be specific needs within localities that will not be addressed by the adoption of this method, for instance identified needs in rural areas or other urban conurbations.</p> <p>An important component of a sustainable community and in the delivery of a decent home is accessibility to jobs, shops, education, health, community facilities and services (ODPM, 2005). This option therefore seeks to facilitate development within an existing urban area, therefore consistent with Planning Policy Guidance 13 – Transport and Planning Policy Statement 1 – Delivering Sustainable Development whereby it seeks to promote development within accessible areas and locations with existing jobs, shops, community facilities and services. This option seeks to ensure that development is facilitated within existing urban centres contributing positively to a decent home with access to local services and facilities.</p> <p>In conclusion the residential development that would be constructed within the new settlement ensures the delivery of decent home with transportation links and basic infrastructure,</p>
--	--	--	---	--	--	--

								therefore overall it is concluded that the adoption of this option would contribute positively in the medium and longer term following the development of the urban expansion.
5). To promote town centre vitality and viability.	0	XX	XX	<p>Option C seeks to “develop a new settlement, well related to transport links and providing its own basic infrastructure” (Rochford District Council, 2006, 20). 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 option C is contrary to the government’s guidance on the promotion of the vitality and viability of town centres, therefore contributing negatively to this objective in the medium and longer term following the development of the settlement.</p>	0	X	X	<p>Option D seeks to “focus solely on an expansion of one settlement, creating a significant urban expansion” (Rochford District Council, 2006, 20). 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 option D therefore seeks to facilitate development within an existing urban conurbation in the District of Rochford. The option seeks to promote the ‘expansion’ of one urban area and lacks encouragement to develop within the town centre. However as the option promotes the expansion of an existing urban area it is concluded that this would impact positively on that specific urban areas town centre.</p> <p>The option implies the development of one urban</p>

								<p>area therefore other town centres within the District of Rochford may experience a lack of investment as future investment is focused within that area.</p> <p>In conclusion the impact for the entire District of Rochford town centre vitality and viability is negative as only one town centre would benefit from the imposition of this option. The effect would be evident in the medium and longer term following development of the 'urban expansion'.</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>The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Furthermore the district of Rochford is within the designated metropolitan greenbelt, which seeks to preserve and enhance the countryside character evident in the area. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Planning Policy Statement 9 – Biodiversity and Geological Conservation (ODPM, 2005) states that "plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions</p>	?	?	?	<p>The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Furthermore the district of Rochford is within the designated metropolitan greenbelt, which seeks to preserve and enhance the countryside character evident in the area. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Planning Policy Statement 9 – Biodiversity and Geological Conservation (ODPM, 2005) states that "plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination,</p>

				that sites, areas and features, both individually and in combination, make to conserving these resources” (ODPM, 2005, 3). The provisions set out in option C facilitate the development of a new settlement within the district. The precise location of the settlement is not determined therefore the impact on the biological and geological diversity is difficult to interpret. It is therefore concluded that the effect on this objective is uncertain.				make to conserving these resources” (ODPM, 2005, 3). The provisions set out in option D focus solely on an expansion of one settlement creating a significant urban expansion. The precise location of the ‘urban expansion’ is not determined therefore the impact on the biological and geological diversity is difficult to interpret. It is therefore concluded that the effect on this objective is uncertain.
7). To promote more sustainable transport choices both for people and moving freight.	0	XX	XX	Option C facilitates the development of a “new settlement, well related to transport links and providing its own basic infrastructure” (Rochford District Council, 2006, 20). The option therefore fails to state where the new location shall be located, and the precise nature of transportation links to be developed. The Office of the Deputy Prime Minister outlines a series of components for a sustainable community one of the components is that it should be ‘well connected’. Well connected implies “with good transport services and communication linking people to jobs, schools, health and other services” (ODPM, 2005). This option seeks to ensure that the new settlement is well connected in terms of transportation linkages, and also provides basic infrastructure for the local community which will ensure locally available services and	✓✓	✓✓	✓✓	The adoption of option D would result in focusing on the sole “expansion of one settlement, creating a significant expansion” (Rochford District Council, 2006, 20). Planning Policy Guidance 13 – Transport states that in order to promote more sustainable transport choices for both people and moving freight it is recommended that housing is principally accommodated within “existing urban centres, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport” (ODPM, 2001, Para 6). Furthermore the principles also state “that development comprising jobs, shopping, leisure and services offer realistic choice of access by public transport, walking and cycling, recognising that this may be less achievable in some rural areas” (ODPM, 2001, Para 6). Option D fails to state the precise urban area that would be extended. However it is concluded that focusing development in close

				<p>facilities to meet the community needs. However only basic needs will be addressed and similarly to the current trend evident within the district where a large proportion of the district out commute to work daily. Also the dominant mode of transportation utilised for commuting is the private car (64.8% of the population). Therefore it is anticipated that the development of a new settlement will contribute negatively in the medium and longer term to the promotion of more sustainable transportation choices for people and moving freight.</p>				<p>proximity to the existing urban areas will facilitate residential development within close proximity to the existing employment, shops, leisure facilities and community services therefore increasing the possibility of adopting a more sustainable transportation mode. Furthermore the existing urban areas will be served by a choice mode of transportation, therefore the additional population that stems from the new development increase the economic viability of enhancing the frequency and quality of the public transportation modes which may increase patronage uptake. In conclusion this option is anticipated to contribute positively to the promotion of sustainable transportation modes.</p>
<p>8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.</p>	0	X	X	<p>Option C facilitates the development of a “new settlement, well related to transport links and providing its own basic infrastructure” (Rochford District Council, 2006, 20). Planning Policy Guidance 13 – Transport sets out some key principles that aid in the promotion of accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. The development of a settlement within the District of Rochford is contrary to the principles outlined in PPG13. PPG13 cites that housing should be accommodated “principally within urban areas, planning for increased intensity of development for both housing and other uses at locations which are</p>	0	✓	✓	<p>The adoption of option D would result in focusing on the sole expansion of one settlement, creating a significant expansion. Planning Policy Statement 1 – Delivering Sustainable Development outlines a general approach that planning authorities should “provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas” (ODPM, 2005, 11). Therefore it is concluded that the urban extension would ensure that people are within close</p>

				highly accessible by public transport, walking and cycling” (ODPM, 2001, Para 6). Although transportation links are to be facilitated within the new settlements, concentrating development within the existing settlements is a more economically viable option for the development of transportation links. Also within some of the existing settlements such as Rochford and Rayleigh there are also existing employment opportunities and greater social and economic infrastructure to cater for the local resident community. Therefore the adoption of this option would contribute negatively to this objective in the medium and longer term following development of the new settlement.				proximity to local services and facilities reducing the distance travelled therefore increasing the likelihood that people will adopt more sustainable forms of transportation. However the extent to which that this option shall contribute positively to the SEA objective is reduced as the option fails to encourage development within existing built up areas prior to permitting development that extends the settlement. If development was within the for instance the town centre or inner urban areas this would contribute even more positively to the delivery of this objective in the short-long term.
9). To improve the education and skills of the population.	0	0	0	Option C facilitates the development of a new settlement with basic infrastructure. It is therefore concluded that basic infrastructure includes educational institutions such as primary and secondary schools. The new settlement will not deliver higher educational establishments there is unlikely to be a profound improvement the education and skills of the District's population.	?	?	?	Option D focuses new development within one urban area in the form of an urban expansion. It is concluded that the additional population that will reside in the urban area may increase the threshold for providing improved higher educational institutions however this uncertain as it is dependent on demand for such establishments and other factors.
10). To maintain and enhance the cultural heritage and assets within	0	XX	XX	The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites.	0	XX	XX	The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of

<p>the District of Rochford.</p>			<p>Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas. The character of the historic towns and the countryside within the district is also an important asset, in recognition of the importance to preserve and enhance this asset a substantial part of the district is within the designated greenbelt.</p> <p>The adoption of Option C would result in the development of a new settlement within the greenbelt. The impact it would have upon other local cultural assets within the district is dependent upon the location of the settlement. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) states that development plan policies should protect “the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). It is therefore concluded that the development of a new settlement within the district is likely to impact negatively on the</p>			<p>biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas. The character of the historic towns and the countryside within the district is also an important asset, in recognition of the importance to preserve and enhance this asset a substantial part of the district is within the designated greenbelt.</p> <p>The adoption of option D would result in the expansion of an existing settlement. The impact it would have upon other local cultural assets within the district is dependent upon the location of the settlement. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) states that development plan policies should protect “the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). It is therefore concluded that the adoption of this option which seeks to facilitate an urban extension and does not promote the utilisation of existing urban areas within the district is likely to impact negatively on the rural built and natural cultural heritage, in the medium and longer term following the development of the</p>
----------------------------------	--	--	---	--	--	---

				rural built and natural cultural heritage, in the medium and longer term following the development of the settlement.				urban extension.
11). To maintain and enhance the quality of landscapes and townscapes.	?	?	?	The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Furthermore the district of Rochford is within the designated metropolitan greenbelt, which seeks to preserve and enhance the countryside character evident in the area. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Planning Policy Statement 9 – Biodiversity and Geological Conservation (ODPM, 2005) states that “plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources” (ODPM, 2005, 3). The provisions set out in option C facilitate the development of a new settlement within the district. The precise location of the settlement is not determined therefore the impact on the landscape and/or townscape is	?	?	?	The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Furthermore the district of Rochford is within the designated metropolitan greenbelt, which seeks to preserve and enhance the countryside character evident in the area. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Planning Policy Statement 9 – Biodiversity and Geological Conservation (ODPM, 2005) states that “plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources” (ODPM, 2005, 3). The provisions set out in option D facilitate the development of an urban extension in one existing urban area within the district. The precise location of the urban extension is not determined therefore the impact on the landscape and/or townscape is difficult to interpret. It is therefore concluded that the effect on this

				difficult to interpret. It is therefore concluded that the effect on this objective is uncertain.				objective is uncertain.
12). To reduce contributions to climatic change.	0	XX	XX	Option C facilitates the development of a “new settlement, well related to transport links and providing its own basic infrastructure” (Rochford District Council, 2006, 20). The option therefore fails to state where the new location shall be located, and the precise nature of transportation links to be developed. The Office of the Deputy Prime Minister outlines a series of components for a sustainable community one of the components is that it should be ‘well connected’. Well connected implies “with good transport services and communication linking people to jobs, schools, health and other services” (ODPM, 2005). This option seeks to ensure that the new settlement is well connected in terms of transportation linkages, and also provides basic infrastructure for the local community which will ensure locally available services and facilities to meet the community needs. However only basic needs will be addressed and similarly to the current trend evident within the district where a large proportion of the district out commute to work daily. Also the dominant mode of transportation utilised for commuting is the private car (64.8% of the population). Therefore it is anticipated that the development of a new settlement will	0	✓✓	✓✓	The adoption of option D would result in focusing on the sole “expansion of one settlement, creating a significant expansion” (Rochford District Council, 2006, 20). Planning Policy Guidance 13 – Transport states that in order to promote more sustainable transport choices for both people and moving freight it is recommended that housing is principally accommodated within “existing urban centres, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport” (ODPM, 2001, Para 6). Furthermore the principles also state “that development comprising jobs, shopping, leisure and services offer realistic choice of access by public transport, walking and cycling, recognising that this may be less achievable in some rural areas” (ODPM, 2001, Para 6). Option D fails to state the precise urban area that would be extended. However it is concluded that focusing development in close proximity to the existing urban areas will facilitate residential development within close proximity to the existing employment, shops, leisure facilities and community services therefore increasing the possibility of adopting a more sustainable transportation modes which will reduce the amount of greenhouse gases derived from cars. Furthermore the existing urban areas will be served by a choice mode of transportation,

				contribute negatively in the medium and longer term to the promotion of more sustainable transportation choices for people and moving freight and therefore negatively impact on air quality and greenhouse gas emissions.				therefore the additional population that stems from the new development increase the economic viability of enhancing the frequency and quality of the public transportation modes which may increase patronage uptake and reduce greenhouse gases. In conclusion this option is anticipated to contribute positively to reducing climatic change in the medium and longer term..
13). To improve water quality.	0	0	0		0	0	0	
14). To improve air quality.	0	XX	XX	Option C facilitates the development of a “new settlement, well related to transport links and providing its own basic infrastructure” (Rochford District Council, 2006, 20). The option therefore fails to state where the new location shall be located, and the precise nature of transportation links to be developed. The Office of the Deputy Prime Minister outlines a series of components for a sustainable community one of the components is that it should be ‘well connected’. Well connected implies “with good transport services and communication linking people to jobs, schools, health and other services” (ODPM, 2005). This option seeks to ensure that the new settlement is well connected in terms of transportation linkages, and also provides basic infrastructure for the local community which will ensure locally available services and	0	✓✓	✓✓	The adoption of option D would result in focusing on the sole “expansion of one settlement, creating a significant expansion” (Rochford District Council, 2006, 20). Planning Policy Guidance 13 – Transport states that in order to promote more sustainable transport choices for both people and moving freight it is recommended that housing is principally accommodated within “existing urban centres, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport” (ODPM, 2001, Para 6). Furthermore the principles also state “that development comprising jobs, shopping, leisure and services offer realistic choice of access by public transport, walking and cycling, recognising that this may be less achievable in some rural areas” (ODPM, 2001, Para 6). Option D fails to state the precise urban area that would be extended. However it is concluded that focusing development in close

				<p>facilities to meet the community needs. However only basic needs will be addressed and similarly to the current trend evident within the district where a large proportion of the district out commute to work daily. Also the dominant mode of transportation utilised for commuting is the private car (64.8% of the population). Therefore it is anticipated that the development of a new settlement will contribute negatively in the medium and longer term to the promotion of more sustainable transportation choices for people and moving freight and therefore negatively impact on air quality and greenhouse gas emissions.</p> <p>The MET Office demonstrated that higher density developments such as flats have lower heat loss (MET, 2006). The degree of scope permitted within the development for higher density development is not clearly outlined, therefore the impact is uncertain.</p> <p>However overall it is concluded that due to the effect of additional cars and unsustainable transportation modes the effect on climatic change is negative in the medium and longer term.</p>				<p>proximity to the existing urban areas will facilitate residential development within close proximity to the existing employment, shops, leisure facilities and community services therefore increasing the possibility of adopting a more sustainable transportation modes which will reduce deterioration in air quality due to car use. Furthermore the existing urban areas will be served by a choice mode of transportation, therefore the additional population that stems from the new development increase the economic viability of enhancing the frequency and quality of the public transportation modes which may increase patronage uptake and reduce carbon monoxide and other harmful gases associated with vehicles. In conclusion this option is anticipated to contribute positively to air quality in the medium and longer term.</p>
15). To achieve sustainable levels of	0	XX	XX	Option C seeks to “develop a new settlement, well related to transport links and providing its own basic infrastructure” (Rochford District	0	X	X	Option D seeks to “focus solely on an expansion of one settlement, creating a significant urban expansion” (Rochford District Council, 2006, 20).

<p>prosperity and economic growth.</p>			<p>Council, 2006, 20). 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 option C is contrary to the government’s guidance on the promotion of the vitality and viability of town centres,. Furthermore the new settlement would be anticipated to contain basic infrastructure, thus having a relatively minor role in the economic growth of the district.</p> <p>It is concluded that the impact of this option on the economic growth of the district, particularly the vitality and viability of the town centres would be negative in the medium and longer term.</p>			<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 option D therefore seeks to facilitate development within an existing urban conurbation in the District of Rochford. The option seeks to promote the ‘expansion’ of one urban area and lacks encouragement to develop within the town centre. However as the option promotes the expansion of an existing urban area it is concluded that this would impact positively on that specific urban areas town centre.</p> <p>The option implies the development of one urban area therefore other town centres within the District of Rochford may experience a lack of investment as future investment is focused within that area.</p> <p>In conclusion the impact for the entire District of Rochford town centre vitality and viability is negative as only one town centre would benefit</p>
--	--	--	---	--	--	---

<p>quality of life or community cohesion.</p>				<p>of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community” (ODPM, 2005, Para 5). The concentration of development within the top and second tier settlements shall contribute positively to the delivery of a safe and inclusive community. The top tier settlements contain a range of employment, educational establishments, retail and community services and facilities providing locally available facilities and services for the community therefore reducing the incidence of crime and anti social behaviour associated with a lack of local opportunities. Similarly the second tier settlements although they do not contain the same level of services they do provide basic infrastructure for the local community which ensure locally available services providing opportunities which enhance social cohesion and reduce the incidence of crime. It is concluded that the promotion of this spatial development form shall contribute positively to reducing the incidence of crime and social exclusion in the medium and longer term following the development of additional residential units.</p>
<p>3). Protect and enhance the Greenbelt throughout the</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Option E allocates the “total number of housing units to the top and second tier settlements, to gain a smaller number of large sites which will deliver the greatest amount of</p>

District of Rochford.			<p>infrastructure improvements” (Rochford District Council, 2006, 20). Planning Policy Guidance 3 – Greenbelts highlights the 5 purposes of a greenbelt which include;</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 implies the allocation of development within top and second tier settlements. Although not explicitly stated this option may increase the utilisation of previously developed land within these locations therefore preserving the greenbelt. However the option will also facilitate the expansion of top and second tier settlements which may encroach on the greenbelt, which is contrary to the purpose of the greenbelt highlighted in Planning Policy Guidance 2 – Greenbelts. Therefore the impact of the adoption of this option on the protection and enhancement of the greenbelt is dependent upon the nature and extent of</p>
-----------------------	--	--	--

				the residential development within the top and second tier settlements.
4). To provide everybody with the opportunity to live in a decent home.	0	✓✓	✓✓	<p>Option E implies the allocation of the “total number of housing units to top and second tier settlements, to gain a smaller number of large sites which will deliver the greatest amount of infrastructure improvements” (Rochford District Council, 2006, 20). Clearly the option seeks to meet the housing provisions delineated in the East of England Plan. The Draft East of England Plan (EERA, 2004) demonstrates that the housing provisions outlined seek to take into consideration the existing and future community needs within the District of Rochford. Taking into account the needs of the local populations future and existing needs is important for the delivery of a decent home for all.</p> <p>An important component of a sustainable community and in the delivery of a decent home is accessibility to jobs, shops, education, health, community facilities and services (ODPM, 2005). This option concentrates development in the top and second tier settlements where social and economic infrastructure is predominately located, therefore providing access to services and transportation infrastructure, contributing positively to a decent home.</p>

				In conclusion the adoption of this option would contribute positively in the medium and longer term following the construction of the new residential development.
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 • 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 E seeks to facilitate residential development within the top and second tier settlements. This approach is therefore consistent with the guidance set out in PPS6 whereby the development should be focused within existing centres.</p>
6). To conserve and enhance the biological and geological diversity of the environment as	✓	✓	✓	The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA’s), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI’s, ancient woodland and 59 County Wildlife Sites

<p>an integral part of social, environmental and economic development.</p>			<p>Furthermore the district of Rochford is within the designated metropolitan greenbelt, which seeks to preserve and enhance the countryside character evident in the area. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Planning Policy Statement 9 – Biodiversity and Geological Conservation (ODPM, 2005) states that “plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources” (ODPM, 2005, 3). This option seeks to ensure that residential development is within close proximity to local services and facilities as well as allocating further residential development within the most accessible locations. Although social and economic factors have influenced the location it is important that where there are sites of natural importance for instance in the south west of Hockley there is Hockley Woods it is important that policies are imposition to protect these areas from development.</p> <p>It is therefore concluded that this option contributes positively to this objective as it</p>
--	--	--	--

				seeks to ensure that the locations of residential development is integral to the districts social, economic and environmental development. However as the option fails to explicitly highlight the importance of protecting sites of natural importance in preference for other areas it is therefore not significantly positive.
7). To promote more sustainable transport choices both for people and moving freight.	✓	✓	✓	This option seeks to “allocate the total number of housing units to the top and second tier settlements, to gain a smaller number of large sites which will deliver the greatest amount of infrastructure improvements” (Rochford District Council, 2006, 20). Current baseline evidence demonstrates that within the District of Rochford the dominant mode of transportation utilised for commuting is the private car (64.8% of the population). Planning Policy Guidance 13 – Transport states that in order to promote more sustainable transport choices for both people and moving freight it is recommended that housing is principally accommodated within “existing urban centres, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport” (ODPM, 2001, Para 6). Furthermore the Office of the Deputy Prime Minister outlines a series of components for a sustainable community one

			<p>of the components is that it should be 'well connected'. Well connected implies "with good transport services and communication linking people to jobs, schools, health and other services" (ODPM, 2005). Clearly the adoption of this option for the spatial distribution of residential units promotes development within the existing top and second tier settlements. Both of these settlement types contain a range of economic and social infrastructure services which may be utilised by the local population, therefore reducing the need to travel and increasing the likelihood of using other more sustainable transport modes.</p> <p>The contribution that this option can make to promoting sustainable transportation modes may be enhanced by encouraging urban intensification. The option fails to explicitly refer to the intensification of residential development within the top and second tier settlements in areas with appropriate public transportation access. This would seek to further promote the use of public transportation as the increase in the population within specific parts of the settlement increases the economic viability of public transportation provision and therefore enhances the quality of the service.</p> <p>This option therefore contributes positively</p>
--	--	--	---

				however there is scope to further promote more sustainable transportation modes.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	✓	✓	✓	<p>This option seeks to “allocate the total number of housing units to the top and second tier settlements, to gain a smaller number of large sites which will deliver the greatest amount of infrastructure improvements” (Rochford District Council, 2006, 20). Current baseline evidence demonstrates that within the District of Rochford the dominant mode of transportation utilised for commuting is the private car (64.8% of the population). Planning Policy Guidance 13 – Transport states that in order to promote more sustainable transport choices for both people and moving freight it is recommended that housing is principally accommodated within “existing urban centres, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport” (ODPM, 2001, Para 6). Furthermore the Office of the Deputy Prime Minister outlines a series of components for a sustainable community one of the components is that it should be ‘well connected’. Well connected implies “with good transport services and communication linking people to jobs, schools, health and other services” (ODPM, 2005). Clearly the adoption of this option for the spatial</p>

				<p>distribution of residential units promotes development within the existing top and second tier settlements. Both of these settlement types contain a range of economic and social infrastructure services which may be utilised by the local population, therefore reducing the need to travel and increasing the likelihood of using other more sustainable transport modes.</p> <p>The contribution that this option can make to promoting sustainable transportation modes may be enhanced by encouraging urban intensification. The option fails to explicitly refer to the intensification of residential development within the top and second tier settlements in areas with appropriate public transportation access. This would seek to further promote the use of public transportation as the increase in the population within specific parts of the settlement increases the economic viability of public transportation provision and therefore enhances the quality of the service.</p> <p>This option therefore contributes positively however there is scope to further promote more sustainable transportation modes.</p>
9). To improve the education and skills of the	?	?	?	Option E allocates “the total number of housing units to the top and second tier settlements to gain a smaller number of large

population.				sites which will deliver the greatest amount of infrastructure improvements” (Rochford District Council, 2006, 20). It is concluded that the additional population that will reside in the top and second tier settlements may increase the threshold for providing improved higher educational institutions however this uncertain as it is dependent on demand for such establishments and other factors.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	✓	✓	✓	<p>The District of Rochford has a number of designated natural areas. There are 2 RAMSARS (also designated as SPA’s), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI’s, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas. The character of the historic towns and the countryside within the district is also an important asset, in recognition of the importance to preserve and enhance this asset a substantial part of the district is within the designated greenbelt.</p> <p>The adoption of Option E would result in the development of residential units within top and second tier settlements. The impact it</p>

				<p>would have upon other local cultural assets within the district is dependent upon the degree to which development is constructed on previously developed land, and whether due consideration is given to the natural and built cultural assets. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) states that development plan policies should protect “the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). It is therefore concluded that encouraging development within the top and second tier settlements shall contribute positively to the cultural heritage as it seeks to preserve the rural character by focusing development within the existing urban conurbations. This approach reduces the negative impact of developing within more remote locations which would alter the landscape of the district. It is however concluded that this option would be further enhanced by reference to the need to protect the existing natural and built cultural heritage throughout the district.</p>
11). To	✓	✓	✓	The District of Rochford has a number of

<p>maintain and enhance the quality of landscapes and townscapes.</p>			<p>designated natural areas. There are 2 RAMSARS (also designated as SPA's), the Crouch and Roach Estuaries and Foulness. The District also has 3 SSSI's, ancient woodland and 59 County Wildlife Sites. Clearly the district contains sites of biological, ecological and geological importance and it is important that these sites are conserved and enhanced. Throughout the District of Rochford there is a wealth of built heritage including 331 listed buildings, 1126 archaeological records and 10 Conservation Areas. The character of the historic towns and the countryside within the district is also an important asset, in recognition of the importance to preserve and enhance this asset a substantial part of the district is within the designated greenbelt.</p> <p>The adoption of Option E would result in the development of residential units within top and second tier settlements. The impact it would have upon other local cultural assets within the district is dependent upon the degree to which development is constructed on previously developed land, and whether due consideration is given to the natural and built cultural assets. Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005) states that development plan policies should protect “the wider countryside and the impact of</p>
---	--	--	--

				<p>development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements” (ODPM, 2005, 8). It is therefore concluded that encouraging development within the top and second tier settlements shall contribute positively to the cultural heritage as it seeks to preserve the rural character by focusing development within the existing urban conurbations. This approach reduces the negative impact of developing within more remote locations which would alter the landscape of the district. It is however concluded that this option would be further enhanced by reference to the need to protect the existing natural and built cultural heritage throughout the district.</p>
12). To reduce contributions to climatic change.	✓	✓	✓	<p>This option seeks to “allocate the total number of housing units to the top and second tier settlements, to gain a smaller number of large sites which will deliver the greatest amount of infrastructure improvements” (Rochford District Council, 2006, 20). Current baseline evidence demonstrates that within the District of Rochford the dominant mode of transportation utilised for commuting is the private car (64.8% of the population) which</p>

			<p>exacerbates climatic change by emitting greenhouse gases. An approach promoted by central government in seeking to mitigate climatic change is promoting more sustainable transportation modes. Planning Policy Guidance 13 – Transport states that in order to promote more sustainable transport choices for both people and moving freight it is recommended that housing is principally accommodated within “existing urban centres, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport” (ODPM, 2001, Para 6). Furthermore the Office of the Deputy Prime Minister outlines a series of components for a sustainable community one of the components is that it should be ‘well connected’. Well connected implies “with good transport services and communication linking people to jobs, schools, health and other services” (ODPM, 2005). Clearly the adoption of this option for the spatial distribution of residential units promotes development within the existing top and second tier settlements. Both of these settlement types contain a range of economic and social infrastructure services which may be utilised by the local population, therefore reducing the need to travel and increasing the likelihood of using other more sustainable transport modes.</p>
--	--	--	---

				<p>The MET Office demonstrated that higher density developments such as flats have lower heat loss (MET, 2006). This option promotes development within the existing urban conurbations but fails to explicitly encourage urban intensification. Therefore the contribution that this option can make to mitigating climatic change is limited by the failure to include this. Furthermore urban intensification increases the population within specific parts of the settlements which contributes to enhancing the economic viability of public transportation provision which may enhance the quality of the public transport service and patronage uptake.</p> <p>This option therefore contributes positively however there is scope for further climatic change mitigation measures.</p>
13). To improve water quality.	?	?	?	The impact on water quality is dependent upon the precise location of development relative to local river's or aquatic environments.
14). To improve air quality.	✓	✓	✓	This option seeks to "allocate the total number of housing units to the top and second tier settlements, to gain a smaller number of large sites which will deliver the greatest amount of infrastructure improvements" (Rochford District Council, 2006, 20). Current baseline evidence

			<p>demonstrates that within the District of Rochford the dominant mode of transportation utilised for commuting is the private car (64.8% of the population) which exacerbates air quality by emitting harmful gases such as carbon monoxide. Central Government have sought to improve air quality by promoting the use of sustainable transportation modes. Planning Policy Guidance 13 – Transport states that in order to promote more sustainable transport choices for both people and moving freight it is recommended that housing is principally accommodated within “existing urban centres, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport” (ODPM, 2001, Para 6). Furthermore the Office of the Deputy Prime Minister outlines a series of components for a sustainable community one of the components is that it should be ‘well connected’. Well connected implies “with good transport services and communication linking people to jobs, schools, health and other services” (ODPM, 2005). Clearly the adoption of this option for the spatial distribution of residential units promotes development within the existing top and second tier settlements. Both of these settlement types contain a range of economic and social infrastructure services which may</p>
--	--	--	--

				be utilised by the local population, therefore reducing the need to travel and increasing the likelihood of using other more sustainable transport modes reducing the use of the private car.
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>Option E seeks to facilitate residential development within the top and second tier settlements. This approach is therefore consistent with the guidance set out in PPS6 whereby the development should be focused within existing centres. Maintaining and improving the vitality and viability of the town centres contributes positively to local economic growth.</p>

Rochford Council Core Strategy SEA/SA -

Affordable Housing

Sustainability Objective	Option – A – 30% of all new homes in the District be affordable on all sites.			• Option – B – 50% of all new homes on sites in excess of 10 units, will be affordable.				
	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 community highlight that the provision of a	✓	✓	✓	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 community highlight that the provision of a well-integrated mix of decent homes of different types

			<p>well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes (ODPM, 2004, 8).</p> <p>Within Policy SS13 of the Draft East of England Plan (EERS, 2004) affordable housing must constitute “at least 30% of housing supply in all local authority areas, though the overall aspiration is to secure at least 40% where housing stress warrants higher provision” (EERA, 2004, 33). Evidence from the Rochford District Housing Needs Survey (Rochford District Council, 2004) suggests that “the social stock is only 8%, less than half the national average of 19.3% and provides only 102 re-let units each year” (Rochford District Council, 2004, 2). Furthermore the baseline evidence demonstrates that annually 393 affordable housing units are needed 291 more than existing supply. It is therefore concluded that the District of Rochford warrants a higher provision than 30% that would be implemented with the adoption of this option.</p> <p>The adoption of option A would therefore fail to deliver an adequate mix of housing tenure within the District of Rochford. The lack of an adequate range of tenure would fail to contribute positively to the housing need of the local population having a negative impact</p>			<p>and tenures to support a range of household sizes, ages and incomes (ODPM, 2004, 8).</p> <p>Within Policy SS13 of the Draft East of England Plan (EERS, 2004) affordable housing must constitute “at least 30% of housing supply in all local authority areas, though the overall aspiration is to secure at least 40% where housing stress warrants higher provision” (EERA, 2004, 33). Whilst the Structure Plan (Essex County Council, 2001) cites that the “level of affordable housing will be identified by the local authority” (ECC, 2001, 18). In the Replacement Local Plan Rochford sets a target for sites “of more than 25 dwellings or residential sites of 1ha or more, the Local Planning Authority will expect not less than 15% of new dwellings to be affordable” (RDC, 2006, 31).</p> <p>Evidence from the Rochford District Housing Needs Survey (Rochford District Council, 2004) suggests that “the social stock is only 8%, less than half the national average of 19.3% and provides only 102 re-let units each year” (Rochford District Council, 2004, 2). Furthermore the baseline information demonstrates that annually 393 affordable housing units are needed 291 more than existing supply. It is therefore concluded that the District of Rochford warrants a higher provision. However based upon the existing affordable housing supply and completion figures for the district it is deemed that a target of</p>
--	--	--	---	--	--	---

				on the 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.				50% would be unrealistic. The adoption of option B although would seek to reduce the gap between current supply and demand it is unrealistic. It is therefore likely that the imposition of this target would be inappropriate. Therefore although it would contribute positively to this SEA objective it is unlikely that such affordable housing figures would actually be implemented
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>This option seeks to demonstrate the proportion of affordable residential units to be supplied in the district. The location of development is addressed more appropriately earlier in the Draft Core Strategy (RDC, 2006). It is therefore concluded that the</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>This option seeks to demonstrate the proportion of affordable residential units to be supplied in the district. The location of development is addressed more appropriately earlier in the Draft Core Strategy (RDC, 2006). It is therefore concluded that the precise impact on the greenbelt is</p>

				precise impact on the greenbelt is uncertain.				uncertain.
4). To provide everybody with the opportunity to live in a decent home.	✓	✓	✓	<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. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>Central Government set out a range of standards to ensure the delivery of a decent home in 2000. It is concluded that the provision of the appropriate mix of housing</p>	✓	✓	✓	<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. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>Central Government set out a range of standards to ensure the delivery of a decent home in 2000. It is concluded that the provision of the appropriate mix of housing tenure is important as it ensures that local housing needs are addressed.</p>

				<p>tenure is important as it ensures that local housing needs are addressed.</p> <p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. Whilst the Structure Plan (Essex County Council, 2001) cites that the “level of affordable housing will be identified by the local authority” (ECC, 2001, 18). In the Replacement Local Plan Rochford sets a target for sites “of more than 25 dwellings or residential sites of 1ha or more, the Local Planning Authority will expect not less than 15% of new dwellings to be affordable” (RDC, 2006, 31). Evidence from Rochford demonstrates that there is a considerable shortfall in the supply of affordable housing and therefore to ensure that local housing needs are met a higher proportion of affordable housing is required. In conclusion the adoption of this option will fail to adequately meet existing and future local housing needs which seek to ensure that all persons have access to a decent home.</p>				<p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. Whilst the Structure Plan (Essex County Council, 2001) cites that the “level of affordable housing will be identified by the local authority” (ECC, 2001, 18). In the Replacement Local Plan Rochford sets a target for sites “of more than 25 dwellings or residential sites of 1ha or more, the Local Planning Authority will expect not less than 15% of new dwellings to be affordable” (RDC, 2006, 31).</p> <p>The adoption of option B although would seek to reduce the gap between current supply and demand it is unrealistic. It is therefore likely that the imposition of this target would be inappropriate. Although it would contribute positively to this SEA objective it is unlikely that such affordable housing figures would actually be implemented successfully.</p>
5). To promote town centre vitality and viability.	0	X	X	<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>	✓	✓	✓	<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>This option states that “30% of all new homes in the district be affordable on all sites” (Rochford District Council, 2006, 22). Option A does not outline the precise location of the development as another option within the Draft Core Strategy (Rochford District Council, 2006) sets out the general development options.</p> <p>However the East of England Regional Economic Strategy highlights that an adequate supply of affordable housing and high quality housing is essential to building sustainable communities in our urban and rural areas. This is because it aids in the attraction of businesses and skilled individuals. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford</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>This option states that “50% of all new homes on sites in excess of 10 units will be affordable” (Rochford District Council, 2006, 22). Option B does not outline the precise location of the development as another option within the Draft Core Strategy (Rochford District Council, 2006) sets out the general development options.</p> <p>However the East of England Regional Economic Strategy highlights that an adequate supply of affordable housing and high quality housing is essential to building sustainable communities in our urban and rural areas. This is because it aids in the attraction of businesses and skilled individuals. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there</p>
--	--	--	---	--	--	--

				<p>suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. However evidence from Rochford demonstrates that there is a considerable shortfall in the supply of affordable housing and therefore to ensure that local housing needs are met a higher proportion of affordable housing is required. In conclusion the adoption of this option will have a negative impact on the vitality and viability of town centres as it will reduce the quantity of commercial inward investment to town centres due to inadequate affordable housing supply.</p>				<p>were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. However in some instances 40% may be required. The adoption of option B would reduce the gap between current supply and demand however it is unrealistic. It is therefore likely that the imposition of this target would be inappropriate. Although the provision of 50% affordable housing would enhance the supply of affordable housing units and contribute positively to the vitality and viability of town centres, based on current completion data in recent years it is unlikely that this target would be attained. It is therefore concluded that this target is an aspiration rather than realistic.</p>
6). To conserve and enhance the biological and geological	?	?	?	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 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

<p>diversity of the environment as an integral part of social, environmental and economic development.</p>			<p>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.</p> <p>This SEA objective emphasises that importance of environmental development as an integral component of social and economic development. This option relates to affordable housing therefore it is important to analyse the social needs for affordable housing. 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. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units,</p>			<p>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.</p> <p>This SEA objective emphasises that importance of environmental development as an integral component of social and economic development. This option relates to affordable housing therefore it is important to analyse the social needs for affordable housing. 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. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p>
--	--	--	--	--	--	---

				<p>therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>Option A cites “30% of all new homes in the District be affordable on all sites” (Rochford District Council, 2006, 22). There is an established social infrastructure need for affordable housing within the district of Rochford as demonstrated by the baseline evidence, however to determine the impact the delivery of affordable housing will have upon the biological and geological diversity the location and planned intensity of the development is required. In conclusion the impact on this SEA in the short-long term is uncertain.</p>				<p>Option B cites “50% of all new homes on sites in excess of 10 units will be affordable” (Rochford District Council, 2006, 22). There is an established social infrastructure need for affordable housing within the district of Rochford as demonstrated by the baseline evidence, however to determine the impact the delivery of affordable housing will have upon the biological and geological diversity the location and planned intensity of the development is required. In conclusion the impact on this SEA in the short-long term is uncertain.</p>
7). To promote more sustainable transport choices both for people and moving freight.	?	?	?	<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 precise location of development is not addressed within this option, the general development locations is addressed in another option.</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 precise location of development is not addressed within this option, the general development locations is addressed in another option.</p> <p>The current baseline evidence demonstrates that</p>

			<p>The current baseline evidence demonstrates that the District of Rochford is experienced in shortfall in affordable housing supply. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004) and increasing housing density may be an appropriate approach that could be adopted within Rochford. 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 reducing private car use and the consequent air pollutants.</p>			<p>the District of Rochford is experienced in shortfall in affordable housing supply. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004) and increasing housing density may be an appropriate approach that could be adopted within Rochford. 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 reducing private car use and the consequent air pollutants.</p> <p>The option fails to refer to density and focuses on the proportion of affordable housing units. In conclusion evidence demonstrates that the nature of housing can have an impact on the promotion</p>
--	--	--	---	--	--	---

				The option fails to refer to density and focuses on the proportion of affordable housing units. In conclusion evidence demonstrates that the nature of housing can have an impact on the promotion of more sustainable transportation modes. As the nature of the affordable residential units is not outlined within the policy it is deemed that the impact on this SEA objective is uncertain.				of more sustainable transportation modes. As the nature of the affordable residential units is not outlined within the policy it is deemed that the impact on this SEA objective is uncertain.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	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 precise location of development is not addressed within this option, the general development locations is addressed in another option. It is concluded that the proportion of affordable housing has no impact on the promotion of accessibility to jobs, shopping, leisure and services by public transport, walking and cycling.	0	0	0	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 precise location of development is not addressed within this option, the general development locations is addressed in another option. It is concluded that the proportion of affordable housing has no impact on the promotion of accessibility to jobs, shopping, leisure and services by public transport, walking and cycling.
9). To improve the education and skills of the population.	0	0	0	Throughout the District of Rochford the proportion of persons aged 15 years in local authority schools achieving five or more GCSE's at grade A*-C or equivalent is 55.4%	0	0	0	Throughout the District of Rochford the proportion of persons aged 15 years in local authority schools achieving five or more GCSE's at grade A*-C or equivalent is 55.4% which compares

			<p>which compares favourably to the national context. The mechanisms in which local planning authorities may influence the educational and skills attainment of the local community is outlined in Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005). PPS1 demonstrates that location in relation of accessibility of educational facilities and services and suitability of locations for educational provision are important factors. This option refers to the proportion of affordable housing and fails to refer to the location. Another option in the Draft Core Strategy (Rochford District Council, 2006) seeks to address the location of development.</p>				<p>favourably to the national context. The mechanisms in which local planning authorities may influence the educational and skills attainment of the local community is outlined in Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005). PPS1 demonstrates that location in relation of accessibility of educational facilities and services and suitability of locations for educational provision are important factors. This option refers to the proportion of affordable housing and fails to refer to the location. Another option in the Draft Core Strategy (Rochford District Council, 2006) seeks to address the location of development.</p>	
<p>10). To maintain and enhance the cultural heritage and assets within the District of Rochford.</p>	0	0	0	<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, 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.</p>	0	0	0	<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, 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.</p>

				Option A cites “30% of all new homes in the District be affordable on all sites” (Rochford District Council, 2006, 22). The mode in which affordable housing may impact cultural heritage and assets is dependent on the location and style of the housing units. The precise location of residential development is delineated in another option within the Draft Core Strategy (Rochford District Council, 2006). It is therefore concluded that the provisions set out in this option related to the proportion of affordable housing within the district has no impact on cultural heritage and assets within the district.				Option B states that “50% of all new homes on sites in excess of 10 units will be affordable” (Rochford District Council, 2006, 22). The method in which affordable housing may impact cultural heritage and assets is dependent on the location and style of the housing units. The precise location of residential development is delineated in another option within the Draft Core Strategy (Rochford District Council, 2006). It is therefore concluded that the provisions set out in this option relating to the proportion of affordable housing within the district has no impact on cultural heritage and assets within the district.
11). To maintain and enhance the quality of landscapes and townscapes.	0	0	0	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, 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.	0	0	0	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, 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 A cites “30% of all new homes in the District be affordable on all sites” (Rochford District Council, 2006, 22). The mode in which affordable housing may impact the landscapes and townscapes within the district is dependent on the location and style of the housing units. The precise location of residential development is delineated in another option within the Draft Core Strategy (Rochford District Council, 2006). It is therefore concluded that the provisions set out in this option related to the proportion of affordable housing within the district has no impact on the landscapes and townscapes within the district.				Option B states that “50% of all new homes on sites in excess of 10 units will be affordable” (Rochford District Council, 2006, 22). The method in which affordable housing may impact the landscape and townscape within the district is dependent on the location and style of the housing units. The precise location of residential development is delineated in another option within the Draft Core Strategy (Rochford District Council, 2006). It is therefore concluded that the provisions set out in this option relating to the proportion of affordable housing within the district has no impact on the landscape and townscape within the district.
12). To reduce contributions to climatic change.	?	?	?	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 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	?	?	?	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 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).

ratio” (MET, 2006, 22).

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 reducing private car use and the consequent air pollutants.

The East of England Development Agency has highlighted the role that density may play in the delivery of more affordable residential dwelling units. “More affordable housing can be delivered by making higher density supply through making better use of land” (House of Commons - Office of the Deputy Prime Minister; Housing, Planning and Local Government, 2006). Increasing density may aid in meeting the affordable housing provisions set out by the Draft East of England Plan (EERA, 2004) of 30% which is consistent with this option. However current

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 reducing private car use and the consequent air pollutants.

The East of England Development Agency has highlighted the role that density may play in the delivery of more affordable residential dwelling units. “More affordable housing can be delivered by making higher density supply through making better use of land” (House of Commons - Office of the Deputy Prime Minister; Housing, Planning and Local Government, 2006). Increasing density may aid in meeting the affordable housing provisions set out by the Draft East of England Plan (EERA, 2004) of 30% which is consistent with this option.

The current baseline evidence demonstrates that the District of Rochford is experiencing a shortfall in affordable housing supply. Monitoring

			<p>baseline evidence demonstrates that the District of Rochford is experiencing a shortfall in affordable housing supply. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004) and increasing housing density may be an appropriate approach that could be adopted within Rochford.</p> <p>The option fails to refer to density and focuses on the proportion of affordable housing units. In conclusion evidence demonstrates that the nature of housing can have an impact on climatic change. As the nature of the affordable residential units is not outlined within the policy it is deemed that the impact on climatic change is uncertain.</p>				<p>information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004) and increasing housing density may be an appropriate approach that could be adopted within Rochford.</p> <p>The option fails to refer to density and focuses on the proportion of affordable housing units. In conclusion evidence demonstrates that the nature of housing can have an impact on climatic change. As the nature of the affordable residential units is not outlined within the policy it is deemed that the impact on climatic change is uncertain.</p>	
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 concern with regard to chemistry is Eastwood Brook from the headwaters to Southend	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 concern with regard to chemistry is Eastwood Brook from the headwaters to Southend Airport, which is classed as Grade

		<p>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. 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 impact that affordable residential units will have upon local water quality is dependent upon the location, and the general location of development is outlined within</p>		<p>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. 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 impact that affordable residential units will have upon local water quality is dependent upon the location, and the general location of development is outlined within another set of options delineated in the Draft Core Strategy</p>
--	--	--	--	--

				another set of options delineated in the Draft Core Strategy (Rochford District Council, 2006).				(Rochford District Council, 2006).
14). To improve air quality.	?	?	?	<p>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). Similarly to central government guidance academics have also sought to demonstrate the importance of high density development through urban intensification. 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 reducing private car use and the consequent air pollutants.</p> <p>Other options within the Core Strategy (Rochford District Council, 2006) highlight the potential general development alternatives,</p>	?	?	?	<p>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). Similarly to central government guidance academics have also sought to demonstrate the importance of high density development through urban intensification. 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 reducing private car use and the consequent air pollutants.</p> <p>Other options within the Core Strategy (Rochford District Council, 2006) highlight the potential general development alternatives, which seek to establish the location of development and in some instances the intensity of residential development. The impact of affordable residential units on the</p>

				which seek to establish the location of development and in some instances the intensity of residential development. The impact of affordable residential units on the air quality is therefore uncertain, as the precise location and intensity of development is not delineated in the option.				air quality is therefore uncertain, as the precise location and intensity of development is not delineated in the option.
15). To achieve sustainable levels of prosperity and economic growth.	0	X	X	<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>This option states that “30% of all new homes in the district be affordable on all sites” (Rochford District Council, 2006, 22). Option A does not outline the precise location of the development as another option within the Draft Core Strategy (Rochford District Council, 2006) sets out the general development options.</p> <p>However the East of England Regional</p>	✓	✓	✓	<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>This option states that “50% of all new homes on sites in excess of 10 units will be affordable” (Rochford District Council, 2006, 22). Option B does not outline the precise location of the development as another option within the Draft Core Strategy (Rochford District Council, 2006) sets out the general development options.</p> <p>However the East of England Regional Economic Strategy highlights that an adequate supply of affordable housing and high quality housing is</p>

			<p>Economic Strategy highlights that an adequate supply of affordable housing and high quality housing is essential to building sustainable communities in our urban and rural areas. This is because it aids in the attraction of businesses and skilled individuals. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. However evidence from Rochford demonstrates that there is a considerable shortfall in the supply of affordable housing and therefore to ensure that local housing needs are met a higher proportion of affordable housing is required. In conclusion the adoption of this option will have a negative impact on the vitality and</p>			<p>essential to building sustainable communities in our urban and rural areas. This is because it aids in the attraction of businesses and skilled individuals. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. However in some instances 40% may be required. The adoption of option B would reduce the gap between current supply and demand however it is unrealistic. It is therefore likely that the imposition of this target would be inappropriate. Although the provision of 50% affordable housing would enhance the supply of affordable housing units and contribute positively to the districts economic growth, based on current completion data in recent years it is unlikely that this target would be attained. It is therefore concluded that this target is an aspiration rather than realistic.</p>
--	--	--	---	--	--	--

				viability of town centres as it will reduce the quantity of commercial inward investment to the district due to inadequate affordable housing supply.				
--	--	--	--	---	--	--	--	--

Sustainability Objective	Option – C – Affordable housing will be set at 40% on sites specified in the Allocations DPD			Commentary/ Explanation
	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	✓	✓	✓	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.

<p>fear of crime does not undermine the quality of life or community cohesion.</p>			<p>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 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).</p> <p>Within Policy SS13 of the Draft East of England Plan (EERS, 2004) affordable housing must constitute “at least 30% of housing supply in all local authority areas, though the overall aspiration is to secure at least 40% where housing stress warrants higher provision” (EERA, 2004, 33). Whilst the Structure Plan (Essex County Council, 2001) cites that the “level of affordable housing will be identified by the local authority” (ECC, 2001, 18). In the Replacement Local Plan Rochford sets a target for sites “of more than 25 dwellings or residential sites of 1ha or more, the Local Planning Authority will expect not less than 15% of new dwellings to be affordable” (RDC, 2006, 31).</p>
--	--	--	--

				<p>Evidence from the Rochford District Housing Needs Survey (Rochford District Council, 2004) suggests that “the social stock is only 8%, less than half the national average of 19.3% and provides only 102 re-let units each year” (Rochford District Council, 2004, 2). Furthermore the baseline information demonstrates that annually 393 affordable housing units are needed 291 more than existing supply. It is therefore concluded that the District of Rochford warrants a higher provision. However based upon the existing affordable housing supply and completion figures for the district it is deemed that a target of 50% would be unrealistic.</p> <p>The adoption of option C would reduce the gap between the current supply and demand. Provisions set out by EERA (2004) demonstrate that in some circumstances 40% affordable housing target is appropriate and it is concluded that taking into Rochford’s current affordable housing completions in recent decades the target is appropriate. It is therefore concluded that the implementation of this option would seek to contribute positively to the delivery of a safe community and community cohesion through the delivery of an appropriate housing tenure mix.</p>
3). Protect and enhance the	?	?	?	Planning Policy Guidance 2 – Greenbelts demonstrates that the five purposes of

Greenbelt throughout the District of Rochford.				<p>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>This option seeks to demonstrate the proportion of affordable residential units to be supplied in the district. The location of development is addressed more appropriately earlier in the Draft Core Strategy (RDC, 2006). It is therefore concluded that the precise impact on the greenbelt is uncertain.</p>
4). To provide everybody with the opportunity to live in a decent home.	✓✓	✓✓	✓✓	<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</p>

			<p> dwellings in the District. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>Central Government set out a range of standards to ensure the delivery of a decent home in 2000. It is concluded that the provision of the appropriate mix of housing tenure is important as it ensures that local housing needs are addressed.</p> <p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. Whilst the Structure Plan (Essex County Council, 2001) cites that the “level of affordable housing will be identified by the local authority” (ECC, 2001, 18). In the Replacement Local Plan Rochford sets a target for sites “of more than 25 dwellings or residential sites of 1ha or more,</p>
--	--	--	---

				<p>the Local Planning Authority will expect not less than 15% of new dwellings to be affordable” (RDC, 2006, 31).</p> <p>The adoption of option C would reduce the gap between the current supply and demand. Provisions set out by EERA (2004) demonstrate that in some circumstances 40% affordable housing target is appropriate and it is concluded that taking into Rochford’s current affordable housing completions in recent decades the target is appropriate. It is therefore concluded that the implementation of this option would seek to contribute positively to the delivery of an appropriate housing tenure mix and therefore decent homes.</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 • 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>This option states that “affordable housing will be set at 40% on sites specified in the Allocations DPD” (Rochford District Council, 2006, 22). Option C similarly to options A and B fails to outline the precise location of the development as another option within the Draft Core Strategy (Rochford District Council, 2006) sets out the general development options.</p>
--	--	--	---

			<p>The East of England Regional Economic Strategy highlights that an adequate supply of affordable housing and high quality housing is essential to building sustainable communities in our urban and rural areas. This is because it aids in the attraction of businesses and skilled individuals. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p>
--	--	--	---

				<p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. However in some instances 40% may be specified. Evidence therefore demonstrates that the District of Rochford has experienced a continual shortfall in the supply of affordable housing units therefore the adoption of a affordable housing completion target of greater than 30% is justified. It is therefore concluded that this target is realistic and will contribute positively to the vitality and viability of 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>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.</p> <p>This SEA objective emphasises that the importance of environmental development as an integral component of social and economic development. This option relates to affordable housing therefore it is important to analyse the social needs for affordable housing. Baseline information demonstrates</p>

			<p>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. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>Option C cites “affordable housing will be set at 40% on sites specified in the Allocations DPD” (Rochford District Council, 2006, 22). There is an established social infrastructure need for affordable housing within the district of Rochford as demonstrated by the baseline evidence, however to determine the impact the delivery of affordable housing will have upon the biological and geological diversity</p>
--	--	--	---

				the location and planned intensity of the development is required. In conclusion the impact on this SEA in the short-long term is uncertain.
7). To promote more sustainable transport choices both for people and moving freight.	?	?	?	<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 precise location of development is not addressed within this option, the general development locations is outlined in another option.</p> <p>The current baseline evidence demonstrates that the District of Rochford is experienced in shortfall in affordable housing supply. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004) and increasing housing density may</p>

				<p>be an appropriate approach that could be adopted within Rochford. 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 reducing private car use and the consequent air pollutants.</p> <p>The option fails to refer to density and focuses on the proportion of affordable housing units. In conclusion evidence demonstrates that the nature of housing can have an impact on the promotion of more sustainable transportation modes. As the nature of the affordable residential units is not outlined within the policy it is deemed that the impact on this SEA objective is uncertain.</p>
8). Promote accessibility to jobs, shopping,	0	0	0	To promote more sustainable transportation choices, Planning Policy Guidance 13 – Transport states that Local Planning

leisure facilities and services by public transport, walking and cycling.				<p>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 precise location of development is not addressed within this option, the general development locations is addressed in another option. It is concluded that the proportion of affordable housing has no impact on the promotion of accessibility to jobs, shopping, leisure and services by public transport, walking and cycling.</p>
9). To improve the education and skills of the population.	0	0	0	<p>Throughout the District of Rochford the proportion of persons aged 15 years in local authority schools achieving five or more GCSE’s at grade A*-C or equivalent is 55.4% which compares favourably to the national context. The mechanisms in which local planning authorities may influence the educational and skills attainment of the local community is outlined in Planning Policy Statement 1 – Delivering Sustainable Development (ODPM, 2005). PPS1 demonstrates that location in relation of accessibility of educational facilities and services and suitability of locations for educational provision are important factors. This option refers to the proportion of affordable housing and fails to refer to the</p>

				location. Another option in the Draft Core Strategy (Rochford District Council, 2006) seeks to address the location of development.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	0	0	<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, 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.</p> <p>Option C cites "affordable housing will be set at 40% on sites specified in the Allocations DPD" (Rochford District Council, 2006, 22). The mode in which affordable housing may impact cultural heritage and assets is dependent on the location and style of the housing units. The precise location of residential development is delineated in another option within the Draft Core Strategy (Rochford District Council, 2006). It is therefore concluded that the proportion of affordable housing within the district has no</p>

				impact on cultural heritage and assets within the district.
11). To maintain and enhance the quality of landscapes and townscapes.	0	0	0	<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, 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.</p> <p>Option C cites "affordable housing will be set at 40% on sites specified in the Allocations DPD" (Rochford District Council, 2006, 22). The mode in which affordable housing may impact on the landscapes and townscapes within the district is dependent on the location and style of the housing units. The precise location of residential development is delineated in another option within the Draft Core Strategy (Rochford District Council, 2006). It is therefore concluded that the proportion of affordable housing within the</p>

				district has no impact on the landscapes and townscapes within the district.
12). To reduce contributions to climatic change.	?	?	?	<p>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 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).</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</p>

			<p>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.</p>
--	--	--	--

			<p>The East of England Development Agency has highlighted the role that density may play in the delivery of more affordable residential dwelling units. "More affordable housing can be delivered by making higher density supply through making better use of land" (House of Commons - Office of the Deputy Prime Minister; Housing, Planning and Local Government, 2006). Increasing density may aid in meeting the affordable housing provisions set out by the Draft East of England Plan (EERA, 2004) of 30% which is consistent with this option. However current baseline evidence demonstrates that the District of Rochford is experiencing a shortfall in affordable housing supply. Monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004) and increasing housing density may</p>
--	--	--	---

				<p>be an appropriate approach that could be adopted within Rochford.</p> <p>The option fails to refer to density and focuses on the proportion of affordable housing units. In conclusion evidence demonstrates that the nature of housing can have an impact on climatic change. As the nature of the affordable residential units is not outlined within the policy it is deemed that the impact on climatic change is uncertain.</p>
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%)</p>

				<p>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 impact that affordable residential units will have upon local water quality is dependent upon the location, and the general location of development is outlined within another set of options delineated in the Draft Core Strategy (Rochford District Council, 2006).</p>
14). To improve air quality.	?	?	?	<p>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). Similarly to central government guidance academics have also sought to demonstrate the</p>

				<p>importance of high density development through urban intensification. 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 reducing private car use and the consequent air pollutants.</p> <p>Other options within the Core Strategy (Rochford District Council, 2006) highlight the potential general development alternatives, which seek to establish the location of development and in some instances the intensity of residential development. The impact of affordable residential units on the air quality is therefore uncertain, as the precise location and intensity of development is not delineated in the option.</p>
15). To achieve sustainable levels of prosperity and economic	✓✓	✓✓	✓✓	<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>

growth.			<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>This option states that “affordable housing will be set at 40% on sites specified in the Allocations DPD” (Rochford District Council, 2006, 22). Option C similarly to options A and B fails to outline the precise location of the development as another option within the Draft Core Strategy (Rochford District Council, 2006) sets out the general development options.</p> <p>The East of England Regional Economic Strategy highlights that an adequate supply of affordable housing and high quality housing is essential to building sustainable communities in our urban and rural areas. This is because it aids in the attraction of businesses and skilled individuals. The 2004 District Demand/Supply Analysis found that there was a shortfall of 1558 affordable dwellings across the district. Furthermore monitoring information on the proportion of affordable housing completed in the District of Rochford suggests that there has been a short fall in</p>
---------	--	--	---

			<p>the number of units with only 3% of affordable units completed in 2001/02 and zero in 2002/03 and 2003/04. Whilst in 2004/05 there were 12% affordable housing units, therefore the district is failing to meet the minimum requirement set out by EERA (2004).</p> <p>The Draft East of England Plan (EERA, 2004) seeks to ensure that affordable housing must constitute at 30% of the housing supply in all local authority areas. However in some instances 40% may be specified. Evidence therefore demonstrates that the District of Rochford has experienced a continual shortfall in the supply of affordable housing units therefore the adoption of a affordable housing completion target of greater than 30% is justified. It is therefore concluded that this target is realistic and will contribute positively to the vitality and viability of town centres.</p>
--	--	--	---

Rochford Council Core Strategy SEA/SA -

Employment

Sustainability Objective	Option – A – No jobs figure to be included, as it is too difficult to accurately provide for such a figure			Commentary/ Explanation	Option – B – Provide no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance.			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	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.
3). Protect and enhance the	?	?	?	An option of no jobs figure to be included is likely to see the relaxed performance of	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for

Greenbelt throughout the District of Rochford.				employment provision in the District. The implication of this on the Greenbelt is that Greenbelt land will not be put under pressure by new employment developments. The Draft Core Strategy DPD however identifies that the council may consider the creation of new employment areas in more sustainable locations to meet the District allocation of 3000 new jobs as specified in RSS14 TG/SE2 – Employment Generating Development. These sustainable locations will not include Greenbelt land, but include those that are , for example, easily accessible by public transport links.				employment development in excess of ten years in advance has little bearing on the objective of protecting and enhancing the Greenbelt throughout the District of Rochford due to Greenbelt development constraints already being documented in the Local Plan.
4). To provide everybody with the opportunity to live in a decent home.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of providing everybody with the opportunity to live in a decent home.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of providing everybody with the opportunity to live in a decent home.
5). To promote town centre vitality and viability.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of promoting town centre vitality and viability.	X	X	X	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance can be seen to have negative effects on town centres' vitality and viability within the District. PPG13 states that town centres are the preferred locations for certain developments such as retail and leisure and these could be perceived as major sources of employment. With no details or specifications on general location, these types of development could be provided in inappropriate and unsuitable sites. The option should specify

								that certain types of employment development should be located in areas or general locations to which they are most suited and their amenity is maximised and relevant.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.
9). To improve	X	X	X	The option of no jobs figure to be included, as	X	X	X	Employment developments can be strategically

the education and skills of the population.				it is too difficult to accurately provide for such a figure, is likely to have a negative effect in the delivery of the objective to improve the skills of the population. Where a skills gap or unemployment is relevant to a particular area, the predetermined location of suitable employment development can be seen to tackle these problems. Where no jobs figure applies, this problem is overlooked and not adequately addressed.				located in areas of the District that are suffering from a skills gap or unemployment in order to combat these problems. An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance fails to address this. If well supported by public transport, new employment developments as specified in the Draft Core Strategy; at London Southend Airport and Rochford Business Park can seek to improve the skills of the population in providing approximately 2000 new jobs. Despite this, Option B would counteract these allocations.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of maintaining and enhancing the cultural assets within the District of Rochford.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford.
11). To Maintain and enhance the quality of landscapes and townscapes.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes.
12). To reduce contributions to climatic change.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of reducing contributions to climatic change.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of

								reducing contributions to climatic change.
13). To improve water quality.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of improving water quality.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of improving water quality.
14). To improve air quality.	0	0	0	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, has little bearing on the objective of improving air quality.	0	0	0	An option that provides no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance has little bearing on the objective of improving air quality.
15). To achieve sustainable levels of prosperity and economic growth.	X	X	X	An option of no jobs figure to be included, as it is too difficult to accurately provide for such a figure, overlooks area-specific sites for possible development and areas where employment development is needed. Where it is difficult to accurately provide a specific jobs figure, employment opportunities within the District still need to be addressed. A figure of 3000 jobs to be provided in the District has been set within RSS14 Policy TG/SE2 and looks set to be achieved within two main sites of London Southend Airport and Rochford Business Park as identified in the Draft Core Strategy DPD, as well the remainder of the allocation being provided at various locations throughout the rest of the District.	XX	XX	XX	In specifying that there are to be no details on the general locations, as it is unrealistic to plan for employment development in excess of ten years, the objective of achieving sustainable levels of prosperity and economic growth is not met. Certain employment generating developments are best suited in certain general locations, such as town centres or sites with good transport links, and these will have a sustainable life-span. In order to comply with objective 15, employment sites must be identified for potential uses or types of development with a view to create sustainable employment opportunities.

Sustainability Objective	Option – C – Allocate a total number of jobs to be created in the District. It will specify areas within the District and their share of the overall total.	<ul style="list-style-type: none"> Option – D – Programme employment development in advance of new housing, wherever possible.
---------------------------------	--	--

	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	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.
3). Protect and enhance the Greenbelt throughout the District of Rochford.	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of protecting and enhancing the Greenbelt throughout the District of Rochford.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of protecting and enhancing the Greenbelt throughout the District of Rochford.
4). To provide everybody with	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas	?	?	?	The option of programming employment development in advance of new housing could

the opportunity to live in a decent home.				and their share of overall total, has little bearing on the objective of providing everybody with the opportunity to live in a decent home.				have positive or negative implications on the objective of providing everybody with the opportunity to live in a decent home. PPG3 – Housing, states of reallocating employment and other land to housing; <i>“some local planning authorities have allocations for employment which cannot realistically be taken up in the quantities envisaged over the lifetime of the development plan. The Government regards this as a wasted resource...Local planning authorities should therefore review all their non-housing allocations when reviewing their development plan and consider whether some of this land might be better used for housing or mixed-use developments.”</i> This guidance is relevant to concerns documented in the Draft Core Strategy, in light of the RSS14 allocation of 3000 jobs in the District, that stress that <i>“the council cannot assess what demand for jobs there will be in this area towards the end of the plan period. It would also be difficult to ascertain what employment sector such jobs would be in.”</i> However, the prospect of mixed-use employment and residential developments is a major plus point in the delivery of affordable housing. PPG3 states further that, <i>“local planning authorities should facilitate mixed-use development by: encouraging more housing, including affordable housing, in towns by, for example, converting space above shops and vacant commercial buildings.”</i>
5). To promote town centre	✓	✓	✓	In allocating a total number of jobs to be created in the District, with specified areas,	✓✓	✓✓	✓✓	The objective of promoting town centre vitality and viability can be met by the option of programming

vitality and viability.				and their share of the overall total, the vitality and viability of town centres can be promoted and enhanced. Certain developments and uses such as retail, leisure, entertainment facilities, sport and recreation uses, offices, arts, culture and tourism, are the preferred options for town centre locations as specified in PPG13 – Transport and PPS6 – Planning for Town Centres. These allocations are paramount in the determination of future developments, particularly if compulsorily purchased by the council for particular uses such as retail or leisure amenities. PPS6 – Planning for Town Centres highlights that, although not a major factor in the determination of development to a specific town centre, “considerations to be taken into account in drawing up plans include: <i>Employment: the net additional employment opportunities that would arise in a locality as a result of a proposed allocation, particularly in deprived areas.</i> ”				employment development in advance of new housing wherever possible through the creation of mixed-use developments. PPG3 – Housing states of promoting mixed-use developments, “ <i>local authorities should promote additional housing in town centres within the context of their overall strategy for each centre, taking into account the existing balance of uses in the centre. Priority should be given to employment-generating uses such as shopping, offices and leisure especially at ground floor level but opportunities to add housing on upper storeys should be taken.</i> ” Similarly, PPG3 states that, “ <i>local planning authorities should facilitate mixed-use development by: encouraging more housing, including affordable housing, in towns by, for example, converting space above shops and vacant commercial buildings.</i> ”
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.

development.								
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	✓✓	✓✓	✓✓	Where mixed-use town-centre developments incorporate housing and employment opportunities, the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling is successfully met. PPG3 – Housing states of promoting mixed-use developments, <i>“local authorities should promote additional housing in town centres within the context of their overall strategy for each centre, taking into account the existing balance of uses in the centre. Priority should be given to employment-generating uses such as shopping, offices and leisure especially at ground floor level but opportunities to add housing on upper storeys should be taken.”</i> Similarly, PPG3 states that, <i>“local planning authorities should facilitate mixed-use development by: encouraging more housing, including affordable housing, in towns by, for example, converting space above shops and vacant commercial buildings.”</i> There is also further guidance within PPG3 that states that local authorities should assess the current and future housing composition in their area in order to

								formulate plans which avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes. This is actively achieved in the development of mixed-use developments where housing is incorporated into retail and commercial buildings.
9). To improve the education and skills of the population.	✓	✓	✓	The allocation of a total number of jobs to be created in the District, with the specification of areas and their share of the overall total, will indirectly improve the skills of the population where its main objective is to provide employment opportunities. The council has identified a total number of 2000 jobs that could be supplied at the sites of London Southend Airport in the form of aviation related jobs, and at Rochford Business Park. As documented in the Draft Core Strategy, the first phase of this latter development is underway and will focus on jobs within the motor trade; car dealerships and the associated servicing and repair facilities are expected to commence operation by 2008. As well as this, it is stated that, <i>“the council will consider the location and condition of existing industrial estates and may consider the creation of new employment areas in more sustainable locations.”</i>	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of improving the education and skills of the population. The objective of incorporating employment development within that of new housing is aiming more directly at tackling unemployment and housing rather than improving the skills of the population.
10). To maintain and enhance the	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of

cultural heritage and assets within the District of Rochford.				bearing on the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford.				maintaining and enhancing the cultural heritage and assets within the District of Rochford.
11). To Maintain and enhance the quality of landscapes and townscapes.	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes.
12). To reduce contributions to climatic change.	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of reducing contributions to climatic change.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of reducing contributions to climatic change.
13). To improve water quality.	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of improving water quality.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of improving water quality.
14). To improve air quality.	0	0	0	An option to allocate a total number of jobs to be created in the District, with specified areas and their share of overall total, has little bearing on the objective of improving air quality.	0	0	0	An option of programming employment development in advance of new housing wherever possible has little bearing on the objective of improving air quality.
15). To achieve sustainable levels of prosperity and economic	✓✓	✓	?	The council has identified a total number of 2000 jobs that could be supplied at the sites of London Southend Airport in the form of aviation related jobs, and at Rochford Business Park. As documented in the Draft	✓✓	✓✓	✓✓	In mixed-use developments of housing and employment, the result would be of communities of economic sustainability. . PPG3 – Housing states of promoting mixed-use developments, <i>“local authorities should promote additional</i>

<p>growth.</p>			<p>Core Strategy, the first phase of this latter development is underway and will focus on jobs within the motor trade; car dealerships and associated servicing and repair facilities are expected to commence operation by 2008. As well as this, it is stated that, <i>“the council will consider the location and condition of existing industrial estates and may consider the creation of new employment areas in more sustainable locations.”</i> This actively seeks to achieve the objective of sustainability and sustainable levels of prosperity and economic growth; potentially improving business development and growth in key sectors within the District. Despite the two aforementioned schemes, it is documented in the Draft Core Strategy that, <i>“the council cannot assess what demand for jobs there will be in this area (Rochford) towards the end of the plan period. It would also be difficult to ascertain what employment sector jobs would be created in.”</i> With this in mind, it is difficult to predict the future and sustainability of smaller employment developments that are required to make up the final third of the RSS14 allocation of 3000 jobs in the District during the plan period.</p>			<p><i>housing in town centres within the context of their overall strategy for each centre, taking into account the existing balance of uses in the centre. Priority should be given to employment-generating uses such as shopping, offices and leisure especially at ground floor level but opportunities to add housing on upper storeys should be taken.”</i> Similarly, PPG3 states that, <i>“local planning authorities should facilitate mixed-use development by: encouraging more housing, including affordable housing, in towns by, for example, converting space above shops and vacant commercial buildings.”</i> There is also further guidance within PPG3 that states that local authorities should assess the current and future housing composition in their area in order to formulate plans which avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes. Such predominately town-centre uses are not highlighted within the Draft Core Strategy, and will not create large scale employment opportunities, however this is the most sustainable way of programming employment development in advance of new housing, with the added objective of promoting existing town centres.</p>
----------------	--	--	---	--	--	---

Rochford Council Core Strategy SEA/SA -

Good Design and Design Statements

Sustainability Objective	Option – A – No emphasis on design, as the market will decide whether the product is acceptable			• Option – B – No emphasis on lifetime housing, as homeowners can make changes in future years				
	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.	XX	XX	XX	The option of no emphasis on design, as the market will decide whether the product is acceptable conflicts with the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion. Designing out crime initiatives need effective and specific design details. ‘Secured by Design’ (ACPO CPI June 2004) states that certain design features can deter criminal and anti-social behaviour within estates. <i>“These design features include secure vehicle parking, adequate lighting of communal</i>	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.

				<p><i>areas...defensible space, and landscaping design supporting natural surveillance and safety...Improved lighting can be effective in reducing the fear of crime and in certain circumstances reducing the incidence of crime.”</i> These design standards need to be planned for and established at the outset of proposals at the application stage. Where this objective is to be met, design has to involve notions of social well-being and not purely be a profitability tool. An option where no emphasis is placed on design will be to the detriment of the built and natural environment. Landscaping is of vital importance to developments that have adopted designing out crime initiatives; ‘Start with the park’ also states of the wider benefits of effectively and specifically designed public space, <i>“the space around buildings is as important as the buildings themselves...if this is well designed it will result in a pleasurable place that will be popular and well-used. This brings with it economic, social, environmental and cultural benefits.”</i></p>				
3). Protect and enhance the Greenbelt throughout the District of Rochford.	?	?	?	<p>Policy R1 – Development within the Green Belt states that <i>“development...should preserve the openness of the Green Belt and should not conflict with the main purposes of including land within it. Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed and nature</i></p>	0	0	0	<p>An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of protecting and enhancing the Greenbelt throughout the District of Rochford.</p>

				<p><i>conservation interests are protected.</i>" This is similarly reiterated in PPG2 <i>"the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt."</i> Such policies exist where market forces would not create the desired function of green belt land; that of its protection and enhancement as a natural amenity. In this respect, where such policy already exists to safeguard the Greenbelt from inappropriate development, an option specifying no emphasis on design would neither positively or adversely affect the protection and enhancement of the Greenbelt. The replacement of current and existing policy with this option would see mass activity within the Greenbelt by developers due to the comparative ease and cost of its development in contrast to Brownfield land.</p>				
4). To provide everybody with the opportunity to live in a decent home.	?	?	?	<p>'A Sustainable Development Framework for the East of England' (EERA, 2001) states of the aim, <i>"to encourage thoughtful design, high density housing and mixed-use development, which: respects its context, reflecting local distinctiveness..."</i> The option of no emphasis on design, as the market will decide whether the product is acceptable could create high density housing, however there is a likelihood that housing developers will provide dwellings purely to maximise profits. This does not conform to the objectives of increasing the</p>	XX	XX	XX	<p>An option of no lifetime housing based on the notion that homeowners can make changes in future years, should they need to, does not conform with the objective of providing everyone with the opportunity to live in a decent home. The criteria for lifetime homes are unlikely to be met by the adaptation of existing dwellings; certain factors, such as downstairs drainage, wheelchair access, larger parking areas and re-wiring to enable easier access to switches, sockets, ventilation and service controls, are unlikely to be viable in different types and sizes of dwelling.</p>

				range and affordability of housing for all social groups or reducing the number of unfit homes.				Similarly, it is unlikely that all those who (will) require lifetime housing will be able to adapt their homes to their (future) needs due to financial constraints.
5). To promote town centre vitality and viability.	?	?	?	<p>'A Sustainable Development Framework for the East of England' (EERA, 2001) states of an aim, <i>"to encourage well-designed mixed-use developments in the heart of towns and cities, create viable and attractive town centres that have vitality and life, and discourage out-of-town developments."</i> An option of no emphasis on design, as the market will decide whether the product is acceptable, could have positive or negative effects on town centre vitality and viability. Where the market decides appropriate design, this may create more mixed-use and higher density development in urban centres in contrast to the current situation where much town centre development is restricted by conservation area policy. PPG15 – Planning and the Historic Environment, identifies that <i>"new buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group."</i> Alternatively, this option could be detrimental to townscapes where unsympathetic design creates an environment that is unappealing to users and significantly detracts from the</p>	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of promoting town centre vitality and viability.

				centre's locally distinctive patterns of development, landscape and culture. Policy BC1 of the Rochford Replacement Local Plan stipulates that, <i>“applications for new buildings, extensions and alterations within, or affecting conservation areas will be permitted provided that...(and) the design and siting of the development respects the townscape character, the proposal is in scale and harmony with adjoining buildings and the area as a whole.”</i>				
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	XX	XX	XX	An option of no emphasis on design, as the market will decide whether the product is acceptable, will conflict with the objective to conserve and enhance biological and geological diversity. PPS1 (Sustainable Development) states that, <i>“design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”</i> The Essex and Southend-on-Sea Replacement Structure Plan (adopted 2004) reiterates, <i>“the natural beauty, amenity and traditional character of the landscape will be protected, conserved and enhanced. Development must respect its landscape setting and will not be permitted if it would cause permanent destruction or damage to the character of the landscape.”</i> It is paramount that design statements include detailed landscaping and maintenance arrangements, especially in light	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.

				of Rochford's number of designated natural areas; there are 2 RAMSARs, 59 County Wildlife Sites (15,969.30 ha), 4 Local Nature Reserves, 178.87ha of ancient woodland and 3 SSSIs, two of which are not meeting PSA targets.				
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	An option of no emphasis on design, as the market will decide whether the product is acceptable has no bearing on the objective of promoting more sustainable transport choices both for people and for moving freight.	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	'A Sustainable Development Framework for the East of England' (EERA 2001) highlights an aim <i>"to encourage thoughtful design, high density housing and mixed-use development, which: respects its context, reflecting local distinctiveness; incorporates well-planned open space and is accessible by a choice of alternative means of transport."</i> Despite this, an option that specifies no emphasis on design, as the market will decide whether the product is acceptable has little bearing on the objective to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport and walking.
9). To improve the education and skills of the population.	0	0	0	An option of no emphasis on design, as the market will decide whether the product is acceptable has no bearing on the objective of improving the education and skills of the population.	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of improving the education and skills of the population.

<p>10). To maintain and enhance the cultural heritage and assets within the District of Rochford.</p>	XX	XX	XX	<p>PPG15 (Planning and the Historic Environment) specifies that, <i>“new buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.”</i> Similarly, ‘Design review’ (CABE 2002) states that, <i>“good architecture is less to do with a particular style and more to do with the successful co-ordination of proportions, materials, colours and detail.”</i> With this in mind, the option could create interesting and innovative streets, yet with no emphasis at all on design other than that market forces determine for profitability, the results would no doubt be detrimental to the Districts rich and vast cultural heritage that comprises of nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments covering a total area of 98.5 hectares. (Essex Historic Environment Record (HER) maintained by Essex County Council). There are also 10 Conservation Areas, the largest being Rochford at 365,798 m².</p>	?	?	?	<p>The option of no emphasis on lifetime housing, as homeowners can make changes in future years, could have positive and/or negative effects on the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford. Where homeowners are required to adapt their existing homes to meet lifetime housing criteria, or adapt for their own specific needs, less stress is placed on the development of new sites for this purpose that could potentially be detrimental to the design and scale of local characteristics. Despite this, the adaptation of current stock within conservation areas by individual homeowners could also create homes that are less desirable to buy in the future due to their very specific interior alterations. Homes that are not specifically designed for immobile demographics may suffer as a result; be it the neglect of hard to access areas within the curtilage of a property or unprofessional methods of alteration.</p>
<p>11). To Maintain and enhance the quality of landscapes and</p>	XX	XX	XX	<p>The Essex and Southend-on-Sea Replacement Structure Plan (adopted 2004) states in policy NR1, <i>“the natural beauty, amenity and traditional character of the landscape will be protected, conserved and enhanced. Development must respect its</i></p>	0	0	0	<p>An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes.</p>

townscapes.				<p><i>landscape setting and will not be permitted if it would cause permanent destruction or damage to the character of the landscape.</i></p> <p><i>'By Design' (DTLR, 2001) specifies that "the ability of a scheme to create a sense of place greatly depends on the quality of the buildings and the spaces around them. This not only needs architecture of a high standard but a strong landscape strategy. It is about character, identity and variety."</i></p> <p>The District of Rochford contains 2 RAMSARs, 59 County Wildlife Sites (15,969.30 ha), 4 Local Nature Reserves, 178.87ha of ancient woodland and 3 SSSIs; two of which are not meeting PSA targets, as well as 10 conservation areas covering the built environment. With this in mind, an option of no emphasis on design, as the market will decide whether the product is acceptable, will conflict with the objective of maintaining and enhancing the quality of landscapes and townscapes.</p>				
12). To reduce contributions to climatic change.	0	0	0	<p>'A Sustainable Development Framework for the East of England' (EERA 2001) highlights an aim, <i>"to develop, adopt and ensure the effective use of built development design guides tackling energy use, to provide homes and businesses with self-sufficient energy."</i></p> <p>The option of there being no emphasis on design, as the market will decide whether the product is acceptable, will create developments that will be considered successful purely on the criterion of profit;</p>	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of reducing contributions to climatic change.

				implications such as the introduction of renewable energy sources will not be relevant in these circumstances unless they are desirable within the market.				
13). To improve water quality.	?	?	?	'A Sustainable Development Framework for the East of England' (EERA 2001) highlights an aim, <i>"to encourage thoughtful design, high density housing and mixed-use development, which: respects its context, reflecting local distinctiveness...includes energy and water efficiency measures, and incorporates sustainable drainage."</i> The improvement of water quality is unlikely to arise from an option of, "no emphasis on design, as the market will decide whether the product is acceptable." Where new buildings are sought to have water efficiency measures and sustainable drainage systems, a scenario where the market and profitability is the only influence on design is likely to disregard these criteria in favour of low-cost, more economical alternatives.	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of improving water quality.
14). To improve air quality.	0	0	0	An option of no emphasis on design, as the market will decide whether the product is acceptable has little bearing on the objective of improving air quality. The option will create developments that will be considered successful purely on the criterion of profit; implications such as the introduction of methods to improve air quality will not be relevant in these circumstances unless they are desirable within the market.	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of improving air quality.

15). To achieve sustainable levels of prosperity and economic growth.	✓	?	X	An option of no emphasis on design, as the market will decide whether the product is acceptable could successfully meet the desired objective of achieving economic growth. This is due to the fact that markets are essentially profit driven; therefore building design responds purely to the maximisation of revenue for interested parties. This will in turn benefit the local area and its vicinity. Despite this, it is unlikely that these levels of prosperity will be sustainable. In a scenario as per Option A, the design of buildings respond to market forces which are in turn prone to fluctuation. This could result in buildings becoming obsolete as markets, fashions and technologies change and advance.	0	0	0	An option of no emphasis on lifetime housing, as homeowners can make changes in future years has little bearing on the objective of achieving sustainable levels of prosperity and economic growth.
---	---	---	---	--	---	---	---	---

Sustainability Objective	Option – C – No emphasis on sustainable design, as Building Regulations will deliver sustainable homes.				• Option – D – Prescriptive design guidance within policy to ensure uniform design and high standards.			
	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 option of no emphasis on sustainable design, as building regulations will deliver sustainable homes, has little bearing on the objective to create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.	?	?	?	The option of uniform design across the district of Rochford is unlikely to respond to the notion as stipulated in 'By Design' (DTLR 2001) which states that, <i>"successful places tend to be those that have their own distinct identity...character and quality help increase community pride."</i> This is an important criterion in the delivery of developments that are designed to minimise criminal activity and the fear of crime by enhancing community cohesion. Where the option stipulates high standards, these will enforce the ideal of creating safe environments yet will be achieved at the potential detriment of the quality of life and community cohesion. 'Secured by Design' (ACPO CPI June 2004) states that certain design features can deter criminal and anti-social behaviour within estates. <i>"These design features include secure vehicle parking, adequate lighting of communal areas...defensible space, and landscaping design supporting natural surveillance and safety...Improved lighting can be effective in reducing the fear of crime and in certain circumstances reducing the incidence of crime. However, different lighting sources need to be considered for different environments, the character of the local environment must always be respected."</i>
3). Protect and enhance the	0	0	0	The option of no emphasis on sustainable design, as building regulations will deliver	✓✓	✓✓	✓✓	Policy R1 – Development within the Green Belt states that <i>"development...should preserve the</i>

Greenbelt throughout the District of Rochford.				sustainable homes, has little bearing on the objective to protect and enhance the Greenbelt throughout the District of Rochford. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.				<i>openness of the Green Belt and should not conflict with the main purposes of including land within it. Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed and nature conservation interests are protected.</i> " The option of prescriptive design guidance within policy to ensure uniform design and high standards, actively meets the objective of protecting and enhancing the green belt throughout the District of Rochford and the criteria stipulated in policy R1.
4). To provide everybody with the opportunity to live in a decent home.	✓	✓	✓	The option of no emphasis on sustainable design, as building regulations will deliver sustainable homes could comply with the objective of providing everybody with the opportunity to live in a decent home. 'A Sustainable Development Framework for the East of England' (EERA 2001) highlights an aim, <i>"to develop, adopt and ensure the effective use of built development design guides tackling energy use, to provide homes and businesses with self-sufficient energy."</i> Homes that include proactive means of increased energy performance, limitations of heat gains and losses and sustainable heating and hot water systems will see living costs at a comparative minimum. With an objective to increase the range and affordability of housing for all social groups, 'A Sustainable Development Framework for the East of England' (EERA 2001) states an aim,	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of providing everybody with the opportunity to live in a decent home.

				<p>“to encourage thoughtful design, high density housing and mixed-use development, which: respects its context, reflecting local distinctiveness...includes energy and water efficiency measures, and incorporates sustainable drainage.” This highlights a desire to incorporate sustainable energy and water efficiency into new and affordable homes. The role of building regulations and subsequent SAP ratings to deliver and assess such amenities is adequate in meeting objective 4.</p>				
5). To promote town centre vitality and viability.	0	0	0	<p>The option of no emphasis on sustainable design, as building regulations will deliver sustainable homes, has little bearing on the objective to promote town centre vitality and viability. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.</p>	X	X	X	<p>Uniform design and high standards within the district could have negative effects on the promotion of town centre vitality and viability. Town centre developments should seek higher densities and mixed-uses and are the preferred locations for retail and leisure facilities, as specified in PPG13 – Transport. Such town centre uses are less uniform and specific in their design and floorspace requirements. The option however is unlikely to have any bearing on the enhancement of consumer choice through the provision of a range of shopping, leisure and local services to meet the needs of the entire community.</p>
6). To conserve and enhance the biological and geological diversity of the environment as	0	0	0	<p>The option of no emphasis on sustainable design, as building regulations will deliver sustainable homes, has little bearing on the objective to conserve and enhance the biological and geological diversity of the environment as an integral part of social,</p>	✓✓	✓✓	✓✓	<p>Prescriptive design guidance within policy to ensure uniform design and high standards directly complies with the objective of conserving and enhancing biodiversity. PPS1 (Sustainable Development) states that, “<i>design which is inappropriate in its context, or which fails to take</i></p>

an integral part of social, environmental and economic development.				environmental and economic development. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.				<i>the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”</i> The Essex and Southend-on-Sea Replacement Structure Plan (adopted 2004) stipulates that, <i>“the natural beauty, amenity and traditional character of the landscape will be protected, conserved and enhanced. Development must respect its landscape setting and will not be permitted if it would cause permanent destruction or damage to the character of the landscape.”</i>
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	The option of no emphasis on sustainable design, as building regulations will deliver sustainable homes, has little bearing on the objective to promote more sustainable transport choices both for people and moving freight. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of promoting more sustainable transport choices both for people and moving freight.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	The option of no emphasis on sustainable design, as building regulations will deliver sustainable homes, has little bearing on the objective to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.

9). To improve the education and skills of the population.	0	0	0	The option of no emphasis on sustainable design, as building regulations will deliver sustainable homes, has little bearing on the objective to improve the education and skills of the population. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of improving the education and skills of the population.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	X	X	X	The role of building regulations to deliver sustainable homes is more involved with notions of energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting; however the delivery of these concerns often leads to exterior design implications. For instance, materials used can limit heat gains and losses, and window size and orientation can limit internal temperature rise due to solar gains. The exterior aesthetics of such multi-functional details could be detrimental to local characteristics; new buildings within such (designated) areas must be designed to be sympathetic to the locality. However, PPG15 (Planning and the Historic Environment) specifies that, <i>“new buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a</i>	✓	✓	✓	A uniform design with specific and prescriptive guidance within policy complies with the objective of maintaining and enhancing the cultural heritage and assets within the District. Rochford District contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments covering a total area of 98.5 hectares. (Essex Historic Environment Record (HER) maintained by Essex County Council). There are also 10 Conservation Areas, the largest being Rochford at 365,798 m ² . Policy BC1 of the Rochford District Replacement Local Plan arises from the presence of such rich heritage within the District and states that, <i>“the Local Planning Authority will preserve and enhance the character and appearance of conservation areas, including the buildings, open spaces, trees, views and other aspects of the environment that contribute to the character of such areas.”</i> Despite this, PPG15 (Planning and the Historic Environment) specifies that, <i>“new buildings do not have to copy their older</i>

				<p><i>harmonious group.</i>” Similarly, ‘Design review’ (CABE 2002) states that, “<i>good architecture is less to do with a particular style and more to do with the successful co-ordination of proportions, materials, colours and detail.</i>”</p> <p>Despite this, the design information within building regulations does not respect different localities. Rochford will have different design specifics to other districts in the East of England and Nationwide and these are unlikely to be compatible with the design specifics outlined in building regulations. More district specific design guidelines for sustainable homes are required to respect and meet objective 10.</p>				<p><i>neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.</i>” Similarly, ‘Design review’ (CABE 2002) states that, “<i>good architecture is less to do with a particular style and more to do with the successful co-ordination of proportions, materials, colours and detail.</i>”</p>
11). To Maintain and enhance the quality of landscapes and townscapes.	0	0	0	<p>The option of no emphasis on sustainable design, as building regulations will deliver sustainable homes, has little bearing on the objective to maintain and enhance the quality of landscapes and townscapes. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.</p>	✓	✓	✓	<p>The Essex and Southend-on-Sea Replacement Structure Plan (adopted 2004) states in policy NR1, “<i>the natural beauty, amenity and traditional character of the landscape will be protected, conserved and enhanced. Development must respect its landscape setting and will not be permitted if it would cause permanent destruction or damage to the character of the landscape.</i>” ‘By Design’ (DTLR, 2001) specifies that “<i>the ability of a scheme to create a sense of place greatly depends on the quality of the buildings and the spaces around them. This not only needs architecture of a high standard but a strong landscape strategy. It is about character, identity and variety.</i>” The District of Rochford contains 2 RAMSARs, 59 County Wildlife Sites (15,969.30 ha), 4 Local Nature Reserves, 178.87ha of</p>

								ancient woodland and 3 SSSIs; two of which are not meeting PSA targets, as well as 10 conservation areas covering the built environment. The objective of maintaining and enhancing the quality of landscapes and townscapes is met by the option of prescriptive design guidance within policy to ensure uniform design and high standards. This method of ensuring that current landscapes and townscapes are enhanced is not preferable however in seeking development that is sustainable. PPG15 (Planning and the Historic Environment) specifies that, <i>“new buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.”</i> Similarly, ‘Design review’ (CABE 2002) states that, <i>“good architecture is less to do with a particular style and more to do with the successful co-ordination of proportions, materials, colours and detail.”</i>
12). To reduce contributions to climatic change.	✓✓	✓✓	✓✓	‘A Sustainable Development Framework for the East of England’ (EERA 2001) highlights an aim, <i>“to develop, adopt and ensure the effective use of built development design guides tackling energy use, to provide homes and businesses with self-sufficient energy”</i> and similarly, <i>“to encourage thoughtful design, high density housing and mixed-use development, which: includes energy and water efficiency measures, and incorporates</i>	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of reducing contributions to climate change.

				<p><i>sustainable drainage.</i>” Building regulations, ADL: Conservation of fuel and power (part L) states that, “<i>where a building is erected, it shall not exceed the target Carbon Dioxide emission rate for the building that has been approved.</i>” Building regulations therefore actively seek to reduce the contributions to Carbon Dioxide and also incorporate energy efficient design details such as window sizes and orientation to limit internal temperature rise due to solar gains and the fabric of the building to limit heat gains and losses.</p>				
13). To improve water quality.	?	?	?	<p>‘A Sustainable Development Framework for the East of England’ (EERA 2001) highlights an aim, “<i>to encourage thoughtful design, high density housing and mixed-use development, which: respects its context, reflecting local distinctiveness...includes energy and water efficiency measures, and incorporates sustainable drainage.</i>” An option that places sole responsibility on building regulations in the delivery of sustainable design and homes will ensure that measures are taken within new dwellings that are designed to improve water efficiency but not necessarily quality.</p>	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of improving water quality.
14). To improve air quality.	✓	✓	✓	<p>‘A Sustainable Development Framework for the East of England’ (EERA 2001) highlights an aim, “<i>to develop, adopt and ensure the effective use of built development design guides tackling energy use, to provide homes and businesses with self-sufficient energy.</i>” Building regulations stipulate energy</p>	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of improving air quality.

				<p>efficiency, <i>“where a building is erected, it shall not exceed the target Carbon Dioxide emission rate for the building that has been approved.”</i> Similarly within building regulations, SAP (Standard Assessment Procedure) ratings are used for the assessment of energy performance of dwellings. The SAP rating is based on the energy costs associated with space heating, water heating, ventilation and lighting, less costs savings from energy regeneration technologies. The higher the number, the lower the running costs; promoting energy efficient design thus indirectly improving air quality.</p>				
<p>15). To achieve sustainable levels of prosperity and economic growth.</p>	✓	✓	✓	<p>‘A Sustainable Development Framework for the East of England’ (EERA 2001) highlights an aim, <i>“to develop, adopt and ensure the effective use of built development design guides tackling energy use, to provide homes and businesses with self-sufficient energy.”</i> This EERA objective conforms to the objective of achieving sustainable levels of prosperity and economic growth by seeking to reduce energy costs. This is successfully sought by building regulations in the form of creating energy efficient buildings through design details such as window sizes and orientation, to limit internal temperature rise due to solar gains, and the fabric of the</p>	0	0	0	<p>Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the objective of achieving sustainable levels of prosperity and economic growth.</p>

<p>2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.</p>	<p>✓✓</p>	<p>✓✓</p>	<p>✓✓</p>	<p>PPG1 identifies that planning applications, through accompanying design statements, should be able to demonstrate how they have taken account of the need for good design in their development proposals. Good quality design is paramount and therefore early consideration of design issues is encouraged. This is even more important in regards to designing out crime initiatives in order to comply with the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion. In pushing design statements to the fore of the planning application process, objective 2 is successfully met provided the submitted design is considered and approved by relevant bodies. Design statements require site analysis and evaluation incorporating building styles and sizes, street patterns, and the nature of spaces between buildings and their uses. These are all factors that need to be designed specifically in regard to designing out crime. For instance, 'Secured by Design' states,</p> <ul style="list-style-type: none"> • Dwellings should be positioned to maximise natural surveillance over neighbouring land • In larger schemes there should be a mix of dwellings, as the potential for 	<p>0</p>	<p>0</p>	<p>0</p>	<p>The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.</p>
--	-----------	-----------	-----------	---	----------	----------	----------	--

				<p>homes to be occupied throughout the day gives increased opportunity for natural surveillance,</p> <ul style="list-style-type: none"> • It is desirable that vehicular and pedestrian routes are designed in a way that ensures they are visually open, direct, and well used. • Through-roads need to be well-used and have an open visual aspect. If this design feature is overlooked they may become routes that attract crime or enable easy escape following a criminal attack. • Communal areas, such as playgrounds, seating or drying areas have the potential to generate crime, fear of crime and anti-social behaviour. They should be designed to allow supervision from nearby dwellings with safe routes for users to come and go. 				
3). Protect and enhance the Greenbelt throughout the District of Rochford.	✓✓	✓✓	✓✓	LPSPG5 – Design Statements, highlights that design statements are already required for sensitive sites such as the Metropolitan Green Belt, Coastal Protection Zone, Special Landscape Areas, Areas of Historic Landscape Value, sites of nature conservation, residential areas and public	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of protecting and enhancing the greenbelt throughout the District of Rochford.

				<p>open space and important green spaces. In a design statement's site analysis and evaluation, constraints and opportunities need to be accounted for. These include important views and natural resources that need to be included in the development and subsequently maintained. Local Plan policies restrict green belt development, safeguarding its amenity and in circumstances where development is permitted, strict design guidelines follow as well as design statements and must accompany an application. An option that stresses that design statements need to be pushed to the fore of the planning application process is to further strengthen the protection and enhancement of the green belt. Where this requirement is relevant for all developments within the District, it will enhance local characteristics and good design principles throughout.</p>				
4). To provide everybody with the opportunity to live in a decent home.	✓	✓	✓	<p>Where design statements are pushed to the fore of the planning process, this is unlikely to have any significant improvements to the objective, as design statements are already required of new residential areas. LPSPG5 – Design Statements, highlights that design statements are already required for sensitive sites such as the Metropolitan Green Belt, Coastal Protection Zone, Special Landscape Areas, Areas of Historic Landscape Value, sites of nature conservation, residential areas</p>	✓✓	✓✓	✓✓	<p>A requirement of 25% of units to be provided on all housing sites over 10 units to meet a lifetime housing standard will increase the range of housing for a particular social group, adhering to a criterion of providing everybody with the opportunity to live in a decent home. This is of particular relevance in the District of Rochford, where 23% of the population were aged 60 and over as from the 2001 Census and there is likely to be an increase in the number of people aged 70 and above by 2021. Similarly relevant to the</p>

				and public open space and important green spaces. The relevance of this regarding the objective of providing everybody with the opportunity to live in a decent home, ensures that building styles and sizes, street patterns, the nature of spaces between buildings and their uses and the character of an area are all analysed and evaluated in order to conform with the design principles and eventually the design solution.				need for lifetime housing, roughly one-third of households in the District have one or more people with a limiting long term illness and 3.1% of residents aged 16-74 were permanently sick or disabled. The requirement of 25% of units to be provided on all housing sites over 10 units to meet a lifetime housing standard also complies with the aim of reducing the number of unfit homes in the respect that specifically designed lifetime housing is fit for a purpose, where the adaptation of existing homes for this purpose is far more difficult to implement.
5). To promote town centre vitality and viability.	✓	✓	✓	An option that specifies that design statements should be pushed to the fore of the planning process is likely to comply with the objective of promoting town centre vitality and viability. Features of current sites from site analysis and evaluation will be incorporated into the design principles and the solution of new developments. Such features include building styles and sizes, street patterns, the nature of spaces between buildings and their uses, the character of an area and the proximity to listed buildings. Constraints and opportunities are similarly incorporated into design; important features or views are likely to be retained and certain elements that are detrimental to the area, removed. However, design requirements are already required of sensitive sites, including areas of historic landscape value and public open space, both of which apply to many	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of promoting town centre vitality and viability.

				town centres within the District. PPS1 states that, “ <i>design which is inappropriate in its context, or which fails to take the opportunities available for improving the area and the way it functions, should not be accepted.</i> ”				
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓	✓	✓	LPSPG5 – Design Statements, highlights that design statements are already required for sensitive sites such as the Metropolitan Green Belt, Coastal Protection Zone, Special Landscape Areas, Areas of Historic Landscape Value, sites of nature conservation, residential areas and public open space and important green spaces. An option of pushing design statements to the fore of the planning process is unlikely to significantly affect designated areas or the above sensitive sites in the District beyond policy that already exists in the Local Plan and LPSPG5.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development,
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	The option of pushing design statements to the fore of the planning application process has little bearing on the objective of promoting more sustainable transport choices both for people and for moving freight.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of promoting more sustainable transport choices both for people and moving freight.
8). Promote accessibility to jobs, shopping, leisure facilities and services by	0	0	0	The option of pushing design statements to the fore of the planning application process has no bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport,	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public

public transport, walking and cycling.				walking and cycling.				transport.
9). To improve the education and skills of the population.	0	0	0	The option of pushing design statements to the fore of the planning application process has no bearing on the objective of improving the education and skills of the population.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of improving the education and skills of the population.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	0	0	LPSPG5 – Design Statements, highlights that design statements are already required for sensitive sites such as the Metropolitan Green Belt, Coastal Protection Zone, Special Landscape Areas, Areas of Historic Landscape Value, sites of nature conservation, residential areas and public open space and important green spaces. The option of pushing design statements to the fore of the planning application process is unlikely to have any significant benefits on the maintenance and enhancement of the cultural heritage and assets within the District as they are already designated so and protected from inappropriate design thus.	✓	✓	✓	A requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard, is not directly related to the objective of maintaining and enhancing the cultural heritage and assets within the District. However, where there is no lifetime housing requirement, existing dwellings within designated areas may become inappropriately adapted or be unsuitable for this function; certain parts of properties may become redundant or unusable and prone to aesthetic and/or structural decline.
11). To Maintain and enhance the quality of landscapes and townscapes.	✓✓	✓✓	✓✓	LPSPG5 – Design Statements, highlights that design statements are already required for sensitive sites such as the Metropolitan Green Belt, Coastal Protection Zone, Special Landscape Areas, Areas of Historic Landscape Value, sites of nature conservation, residential areas and public open space and important green spaces.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes.

				However other sites within the District may have an intrinsic aesthetic quality yet are not designated as such. An option that pushes design statements to the fore of the planning application process enables only sensitive and high quality design within Rochford therefore enhancing the quality of landscapes and townscapes. PPS1 states that, “ <i>design which is inappropriate in its context, or which fails to take the opportunities available for improving the area and the way it functions, should not be accepted.</i> ”				
12). To reduce contributions to climatic change.	0	0	0	The option of pushing design statements to the fore of the planning application process has no bearing on the objective of reducing the contributions to climatic change.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of reducing the contributions to climatic change.
13). To improve water quality.	0	0	0	The option of pushing design statements to the fore of the planning application process has no bearing on the objective of improving water quality.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of improving water quality.
14). To improve air quality.	0	0	0	The option of pushing design statements to the fore of the planning application process has no bearing on the objective of improving air quality.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of improving air quality.
15). To achieve sustainable levels of prosperity and economic growth.	0	0	0	The option of pushing design statements to the fore of the planning application process has no bearing on the objective of achieving sustainable levels of prosperity and economic growth.	0	0	0	The option of a requirement of 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard has no bearing on the objective of achieving sustainable levels of prosperity and economic growth.

Sustainability Objective	Option – G – Require, as a starting point, at least compliance with the minimum standards, as set out in the Code for Sustainable Homes.			Commentary/ Explanation
	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	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the creation of safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion. Within this code, there are criteria such as daylighting, external private space and security, yet these do not fall in the 'minimum standards' category and are optional elements.
3). Protect and enhance the	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as

Greenbelt throughout the District of Rochford.				set out in the Code For Sustainable Homes is not going to significantly affect the protection and enhancement of the Greenbelt throughout the District of Rochford.
4). To provide everybody with the opportunity to live in a decent home.	✓✓	✓✓	✓✓	<p>The principal objective of the Code For Sustainable Homes is to become the single national standard for sustainable building that all sectors of the building industry will subscribe to and consumers demand. The code is a voluntary initiative, by Government and Industry, to actively promote the transformation of the building industry towards more sustainable practices by requiring buildings that use:</p> <ul style="list-style-type: none"> • Energy resources more efficiently; • Water resources more efficiently; • Material resources more efficiently; and • Practices and materials designed to safeguard occupants' health and well being. <p>The implications of this in regards to the objective of providing everybody with the opportunity to live in a decent home lie in the delivery of efficient and sustainable homes that promote more sustainable building practices so that today's best practice</p>

				becomes tomorrow's standard practice. Furthermore, properties built to the code should be perceived by stakeholders as more marketable than other properties.
5). To promote town centre vitality and viability.	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the objective of promoting 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.	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes, is not going to significantly affect the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the objective of promoting more sustainable transport choices both for people and moving freight.
8). Promote accessibility to jobs, shopping, leisure facilities and services by	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the objective of promoting accessibility to jobs, shopping,

public transport, walking and cycling.				leisure facilities and services by public transport, walking and cycling.
9). To improve the education and skills of the population.	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the objective of improving the education and skills of the population.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford.
11). To Maintain and enhance the quality of landscapes and townscapes.	0	0	0	A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the objective of maintaining and enhancing the quality of landscapes and townscapes.
12). To reduce contributions to climatic change.	✓✓	✓✓	✓✓	The principal objective of the Code For Sustainable Homes is to become the single national standard for sustainable building that all sectors of the building industry will subscribe to and consumers demand. The code is a voluntary initiative, by Government and Industry, to actively promote the

			<p>transformation of the building industry towards more sustainable practices by requiring buildings that use:</p> <ul style="list-style-type: none">• Energy resources more efficiently;• Water resources more efficiently;• Material resources more efficiently; and• Practices and materials designed to safeguard occupants' health and well being. <p>The objective of reducing the contributions to climatic change is actively met by the requirement of buildings to use energy resources more efficiently. The added objective of promoting more sustainable building practices so that today's best practice becomes tomorrow's standard practice highlights the longevity of the scheme and seeks to safeguard the environmental future of the District. Compliance with minimum standards involves no less than 30 'code points' in the criteria of Carbon Dioxide emissions controlled under Part L, and Carbon Dioxide emissions not controlled under Part L (of Building Regulations), similarly adhering to the overall implications of objective 12.</p>
--	--	--	--

13). To improve water quality.	?	?	?	<p>The principal objective of the Code For Sustainable Homes is to become the single national standard for sustainable building that all sectors of the building industry will subscribe to and consumers demand. The code is a voluntary initiative, by Government and Industry, to actively promote the transformation of the building industry towards more sustainable practices by requiring buildings that use:</p> <ul style="list-style-type: none"> • Energy resources more efficiently; • Water resources more efficiently; • Material resources more efficiently; and • Practices and materials designed to safeguard occupants' health and well being. <p>There is no direct mention within the Code For Sustainable Homes of water quality; however the implications of a minimum standard for carbon dioxide emissions could have implications on the objective of improving water quality due to a reduction of polluted water courses and polluted precipitation. Despite this it is difficult to ascertain whether local emissions of carbon dioxide will result in the localised pollution of</p>
--------------------------------	---	---	---	---

				water sources or see the effects being reflected in other Districts or regions.
14). To improve air quality.	✓	✓	✓	<p>The principal objective of the Code For Sustainable Homes is to become the single national standard for sustainable building that all sectors of the building industry will subscribe to and consumers demand. The code is a voluntary initiative, by Government and Industry, to actively promote the transformation of the building industry towards more sustainable practices by requiring buildings that use:</p> <ul style="list-style-type: none"> • Energy resources more efficiently; • Water resources more efficiently; • Material resources more efficiently; and • Practices and materials designed to safeguard occupants' health and well being. <p>As well as a requirement of energy resources being used more efficiently within buildings, carbon dioxide emissions are also included within the essential elements that require minimum standards within the Code For Sustainable Homes. These have direct implications on local air quality throughout the District. Despite this however, the emission of</p>

				<p>carbon dioxide from buildings is not the primary source of air pollution within Rochford. Air Quality Review and Assessment requirements by the Environmental Health department at Rochford District Council, led to the identification of 7 potentially significant junctions with a daily flow of greater than 10,000 vehicles. Therefore, the objective of improving air quality in the District will be met by the implications of complying with at least the code's minimum standards, yet objective 14 is more suitably addressed by options and policies that seek to reduce private motor vehicle dependence.</p>
15). To achieve sustainable levels of prosperity and economic growth.	0	0	0	<p>A requirement of, as a starting point, at least compliance with the minimum standards, as set out in the Code For Sustainable Homes is not going to significantly affect the objective of achieving sustainable levels of prosperity and economic growth.</p>