

Rochford District Council

Draft Core Strategy DPD

Regulation 25 Version

**Strategic Environmental Assessment
And Sustainability Appraisal**

Technical Annex Part 3

Prepared for Rochford District Council

By

Essex County Council

Rochford Council Core Strategy SEA/SA -

Character of Place

Sustainability Objective	Option – A – No emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation.			• Option – B – Prescriptive design guidance within policy to ensure uniform design and high standards				
	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.	?	?	?	'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</i>	?	?	?	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

				<p><i>environments, the character of the local environment must always be respected.” An option that specifies no emphasis on character of place, as over emphasis will lead to pattern book designing and a lack of innovation, could lead to successfully safe environments, yet possibly to the detriment of quality of life and community cohesion. This is reiterated in ‘By Design’ (DTLR 2001), “successful places tend to be those that have their own distinct identity...character and quality help increase community pride.”</i></p>				<p>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></p>
3). Protect and enhance the Greenbelt throughout the District of Rochford.	XX	XX	XX	<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 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> A policy that places no emphasis on character of place, would actively conflict with these policies and not be appropriate in light of the extent of Rochford’s designated Metropolitan</p>	✓✓	✓✓	✓✓	<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 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.</p>

				Green Belt.				
4). To provide everybody with the opportunity to live in a decent home.	0	0	0	'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> Despite this, an option that specifies no emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation will not substantially or desirably increase the range and affordability of housing for all social groups or reduce the number of unfit homes.	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.
5). To promote town centre vitality and viability.	?	?	?	'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 where there is no emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation, is unlikely to promote and enhance centres by focussing development in them or enhance consumer choice through the provision of a range of shopping, leisure and local services. However, such an option could have the effect of the promotion of mixed use and higher density development in urban centres, where local architectural character, scale and design is overlooked.	X	X	X	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.

6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	X	X	X	The 'Urban Design Compendium' (English Partnerships and the Housing Corporation 2000) specifies that, <i>"a design that reflects and improves the site and its surroundings will help create a sense of character. It does not have to copy the style of surrounding architecture to belong to an area, but may benefit by responding to the scale and materials of surrounding buildings, the aspect of the site and particular views."</i> 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) 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> An option that specifies that there is to be no emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation, applies more specifically to the built environment rather than to the natural.	✓✓	✓✓	✓✓	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 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	0	0	0	An option of no emphasis on character of place, as over-emphasis will lead to pattern	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is

sustainable transport choices both for people and moving freight.				book designing and a lack of innovation is unlikely to have any bearing on the objective of promoting more sustainable transport choices both for people and for moving freight.				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	'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> An option of no emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation has, however, no bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	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	An option of no emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation is unlikely to have any bearing on the objective of improving the education and skills of the population.	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	XX	XX	XX	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</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

the District of Rochford.			<p><i>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 character of place, 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. 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>"</p>				<p>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. 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 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	XX	XX	XX	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</i>	✓	✓	✓	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,</i>

<p>landscapes and townscapes.</p>			<p><i>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 ancient woodland and 3 SSSIs; two of which are not meeting PSA targets, as well as 10 conservation areas covering the built environment. Where no emphasis on character of place exists, future developments could adopt a design that is innovative but detrimental to the aesthetics and amenity of the existing environment and settlements.</p>			<p><i>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 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</i></p>
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								<i>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.	0	0	0	'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> Despite this, the option of no emphasis on character of place is unlikely to have any bearing on a reduction of the contributions to climate change.	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.
13). To improve water quality.	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...includes energy and water efficiency measures, and incorporates sustainable drainage."</i> Despite this, the option of no emphasis on character of place is unlikely to have any bearing on an improvement to water quality.	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.	0	0	0	An option of no emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation is unlikely to have any bearing on the objective of improving air quality.	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.
15). To achieve sustainable levels of	0	0	0	An option of no emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation is	0	0	0	Prescriptive design guidance within policy to ensure uniform design and high standards is unlikely to have any significant bearing on the

prosperity and economic growth.				unlikely to have any bearing on the objective of achieving sustainable levels of prosperity and economic growth.				objective of achieving sustainable levels of prosperity and economic growth.
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Sustainability Objective	Option – C – Protection of the District’s identity and ensuring that new development respects the local character.			
	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.	✓	✓	✓	An option of protecting the District’s identity and ensuring that new development respects the local character can see a desirable marriage between designing out crime initiatives and design that is respectful to the established character of the District. This option will ensure the delivery of high quality and inclusive design. ‘Secured by Design’ (ACPO CPI June 2004) states that certain design features can deter criminal and anti-social behaviour within estates. <i>“These</i>

				<i>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 Greenbelt throughout the District of Rochford.	✓✓	✓✓	✓✓	The option of protecting the District's identity and ensuring that new development respects the local character complies with the SEA objective of protecting and enhancing the Greenbelt throughout Rochford. Policy R1 – Development within the Green Belt of the Rochford Replacement Local Plan 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 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>
4). To provide everybody with	0	0	0	The option of protecting the District's identity and ensuring that new development respects

the opportunity to live in a decent home.				the local character has no significant bearing on the objective of providing everybody with the opportunity to live in a decent home.
5). To promote town centre vitality and viability.	✓✓	✓✓	✓✓	An option that specifies the protection of the District's identity and ensures that new development respects the local character is sure to enhance the vitality and viability of town centres. PPG1 – Transport states that town centres are the preferred locations for retail and leisure development, and these uses often require a level of detracting from local uniformity of design. This option implies scope for this whilst ensuring that design is respectful to character of place as well as allowing suitable development to be focussed in existing centres. '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, colour and detail.”</i> This is reiterated in PPG15 – Planning and the Historic Environment; <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>
6). To conserve and enhance the biological and geological diversity of the	✓	✓	✓	Protection of the District's identity and ensuring that new development respects the local character complies with the objective of conserving and enhancing biodiversity. PPS1 (Sustainable Development) states that,

environment as an integral part of social, environmental and economic development.				<p><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) 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> In stating that development respects the local character, this option safeguards the biological and geological diversity of the environment without sacrificing the function and amenity of the development itself.</p>
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	The option of protecting the District’s identity and ensuring that new development respects local character has no bearing on the objective of promoting more sustainable transport choices for people and for moving freight.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public	0	0	0	The option of protecting the District’s identity and ensuring that new development respects local character has no bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.

transport, walking and cycling.				
9). To improve the education and skills of the population.	0	0	0	The option of protecting the District's identity and ensuring that new development respects local character 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.	✓✓	✓✓	✓✓	<p>Within the District of Rochford, there are currently 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. In stating that development respects the local character, this option seeks to maintain and enhance the cultural heritage and assets within the District of Rochford without sacrificing the function and amenity of the development itself. 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></p> <p>Similarly, 'Design review' (CABE 2002) states that, <i>"good architecture is less to do with a particular style and more to do with the</i></p>

				<i>successful co-ordination of proportions, materials, colours and detail.</i> With this in mind, the option could create interesting and innovative streets that are respectful to local characteristics and architectural detail.
11). To Maintain and enhance the quality of landscapes and townscapes.	✓✓	✓✓	✓✓	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 ancient woodland and 3 SSSIs; two of which are not meeting PSA targets, as well as 10 conservation areas covering the built environment. The option of protecting the District’s identity and ensuring that new development respects the local character meets the objective of maintaining and enhancing the quality of landscapes and townscapes.

12). To reduce contributions to climatic change.	0	0	0	The option of protecting the District's identity and ensuring that new development respects local character has no bearing on the objective of reducing the contributions to climate change.
13). To improve water quality.	0	0	0	The option of protecting the District's identity and ensuring that new development respects local character has no bearing on the objective of improving air quality.
14). To improve air quality.	0	0	0	The option of protecting the District's identity and ensuring that new development respects local character 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 protecting the District's identity and ensuring that new development respects local character has no bearing on the objective of achieving sustainable levels of prosperity and economic growth.

Rochford Council Core Strategy SEA/SA -

Landscaping

Sustainability Objective	Option – A – No emphasis on landscaping, as this is not a major part of the development. In any event it can be tackled through the use of conditions.			• Option – B – Continue determining landscaping details post-application and through enforcement of work				
	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	A policy where there is no emphasis on landscaping, would not meet the objective of creating safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion. Landscaping is a major factor in the design of successful developments where public open space in residential developments can lead to community cohesion. Appropriate and good quality landscaping is vital in good design. Safe environments are promoted through the design guidelines stipulated in 'Secured by	?	?	?	'Secured by Design' (ACPO CPI June 2004) states that, <i>"through the introduction of appropriate design features...criminal and anti-social behaviour within the curtilage of grounds of an estate can be deterred...These design features include...landscape design supporting natural surveillance and safety."</i> In order to create safe environments where crime and disorder or fear of crime do not undermine the quality of life or community cohesion, a development's landscaping details need to be determined at the outset of the proposal, with the original

				<p>Design' (ACPO CPI June 2004) which states that, <i>"through the introduction of appropriate design features...criminal and anti-social behaviour within the curtilage of grounds of an estate can be deterred...These design features include...landscape design supporting natural surveillance and safety."</i> Similarly, <i>"the position of planting and choice of species should be such that hiding places are not created. Thorny species of shrub can help deter intruders."</i> Despite this, the incidences of crime per 1000 population in the District are considerably lower than other comparators. 98% of residents say that they feel fairly safe or very safe outside during the day although the percentage of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their local area is 62.3% (percentages data taken from http://www.areaprofiles.audit-commission.gov.uk/).</p>				<p>application. Detailed landscape design is essential to this objective. 'By Design' specifies that <i>"lighting and planting can help or hinder surveillance and perceptions of safety"</i> highlighting a fault in determining landscaping details post-application.</p>
3). Protect and enhance the Greenbelt throughout the District of Rochford.	X	X	X	<p>Landscaping schemes can greatly benefit the protection of the natural environment and the green belt. Policy EB7 of the Rochford District Replacement Local Plan states that <i>"special attention must be paid to on site earth mounding or planting to protect and enhance the amenities, ecological value and appearance of the surroundings in general, and of neighbouring properties or the seclusion of nature conservation sites in</i></p>	?	?	?	<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 conservation interests are protected."</i> This is similarly reiterated in PPG2 <i>"the visual amenities of the Green Belt should not be injured</i></p>

				<p><i>particular.</i>” Similarly, authorities are under a duty to make adequate provision for the preservation and planting of trees when granting planning permission for the development of land. The importance of landscaping is also highlighted within the Essex and Southend-on-Sea Replacement Structure Plan. <i>“Development will not be permitted unless it makes provision for...environmental works and any other requirements which are made necessary by, and are directly related to, the proposed development.”</i> The adoption of this option as policy, contradicts those stipulated in the Local Plan and the Structure Plan, as well as PPG2.</p>				<p><i>by proposals for development within or conspicuous from the Green Belt.”</i> Where developments are sited and approved within the Green Belt, landscaping details should be submitted at the outset in order to safeguard and cause no loss of amenity. Similarly, they should be attached as much weight as the built form of the development itself.</p>
4). To provide everybody with the opportunity to live in a decent home.	X	X	X	<p>‘By Design’ states that <i>“how a neighbourhood looks affects how residents feel about where they live...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.”</i> CABE, 2002 states further that <i>“higher-quality design in residential schemes can expect to yield a residual value per hectare of up to 15 per cent more than conventionally designed schemes.”</i> Furthermore, ‘Start with the park’ (CABE Space, 2005) highlights that, <i>“the space around buildings is as important as the buildings themselves...If this is well designed</i></p>	0	0	0	<p>‘By Design’ states that <i>“how a neighbourhood looks affects how residents feel about where they live...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.”</i> CABE, 2002 states further that <i>“higher-quality design in residential schemes can expect to yield a residual value per hectare of up to 15 per cent more than conventionally designed schemes.”</i> Despite this, well landscaped developments are unlikely to either reduce the number of unfit homes or increase the range and affordability of housing for all social groups. In fact, CABE, 2002 states that</p>

				<p><i>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>” Despite this, where landscaping implications are overlooked within residential development proposals as they are not deemed a major part of the development, there is greater scope and possibly land available for affordable housing for all social groups. This scenario will however will leave undefined public space that is not planned for a particular use. Areas that are uncluttered, well-maintained and landscaped and designed for specific uses will help create places that are pleasant to use and develop a sense of well-being.</p>				<p><i>“higher-quality design in residential schemes can expect to yield a residual value per hectare of up to 15 per cent more than conventionally designed schemes”</i> possibly seeing house prices rise.</p>
5). To promote town centre vitality and viability.	0	0	0	<p>The option of no emphasis on landscaping, as it is not a major part of the development, does not address issues of focussing development in existing centres, nor does it enhance consumer choice through the provision of a range of shopping, leisure and local services to meet community needs.</p>	0	0	0	<p>An option of continuing the determination of landscaping details post-application and through enforcement of work is not relevant to the objective of promoting town centre vitality and viability through focussing development in such centres or enhancing 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 an integral part	XX	XX	XX	<p>Where landscaping is not planned into developments at the outset of the proposal stage, this would be to the detriment of the biological and geological diversity of the environment. Rochford District has a number of designated natural areas. There are 2 RAMSARs, 59 County Wildlife Sites</p>	?	?	?	<p>Policy NR4 in the Rochford District Replacement Local Plan states that, <i>“applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland,</i></p>

of social, environmental and economic development.				(15,969.30 ha), 4 Local Nature Reserves, 178.87ha of ancient woodland and 3 SSSIs; two of which are not meeting PSA targets. With this in mind, any development within these areas or any development likely to result in the loss of such amenity, should require details on the conservation or enhancement of biodiversity through effective and maintained landscaping in accordance with policy NR4 of the Rochford District Replacement Local Plan which states, <i>“applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features.”</i>				<i>woodland, ponds and other aquatic features.”</i> Where a policy exists that specifies that landscaping details are to be determined post-application and through enforcement of work, the conservation and enhancement of biodiversity is seen as an afterthought and may not be suitable for the type of area or development. ‘Start with the park’ (CABE Space, 2005) states that, <i>“the space around buildings is as important as the buildings themselves...if it 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> Furthermore, <i>“good public space is usually planned for a particular use. Too often, public space is the area left once buildings have been planned. This can lead to undefined areas with no specific use.”</i> CABE identify that options such as option-B can lead to unsuccessful public areas within developments. They need to be effectively planned for and accompanying the application.
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	Any emphasis on landscaping, or lack thereof, has no bearing on the objective of promoting more sustainable transport choices both for people and moving freight.	0	0	0	Any emphasis on landscaping details being determined post-application 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	X	X	X	The adoption of an option that states that there is to be no emphasis on landscaping, as this is not a major part of the development, could have negative implications on the	?	?	?	The adoption of an option that states a preference to determine landscaping details post-application and through enforcement of work, could have negative implications on the objective of

and services by public transport, walking and cycling.			objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Effective landscaping of the public realm and open space within developments enables and encourages residents to use sustainable methods of transportation as an alternative to private motor vehicles. The safety, pleasantness and ease of movement through developments encourage and increase the viability of people using sustainable methods of transport and can be achieved by effective landscaping. 'By Design,' states that <i>"a successful place has a system of open green spaces that respect natural features and are accessible...street trees and street junctions that are designed as public spaces (rather than just traffic routes) are likely to be more convenient for all users...street trees and street lighting can reinforce the character and relative importance of a route."</i> Similarly, <i>"new routes should connect into existing routes and movement patterns...established footpaths, shortcuts and minor roads can become the basis of enduring linkages...minimising walking distances between major land uses and public transport stops makes public transport easier to use and available to as many as possible."</i>				promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Effective landscaping within developments of the public realm and open space at the outset of proposals and accompanying applications enables and encourages residents to use sustainable methods of transportation as an alternative to private motor vehicles. The safety, pleasantness and ease of movement through developments encourage and increase the viability of people using sustainable methods of transport and can be achieved by effective landscaping. 'By Design,' states that <i>"a successful place has a system of open green spaces that respect natural features and are accessible...street trees and street junctions that are designed as public spaces (rather than just traffic routes) are likely to be more convenient for all users...street trees and street lighting can reinforce the character and relative importance of a route."</i> Similarly, <i>"new routes should connect into existing routes and movement patterns...established footpaths, shortcuts and minor roads can become the basis of enduring linkages...minimising walking distances between major land uses and public transport stops makes public transport easier to use and available to as many as possible."</i>
9). To improve the education and skills of the	0	0	0	0	0	0	Any emphasis on landscaping at any stage in a development will have no bearing on the objective of improving the education and skills of the

population.				population.				population.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	X	X	X	The Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments for the District of Rochford covering a total area of 98.5 hectares. 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> The option of there being no emphasis on landscaping as this is not a major part of the development does not meet the objective of maintaining and enhancing cultural heritage and assets and is therefore not valid within the District.	?	?	?	The Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments for the District of Rochford covering a total area of 98.5 hectares. 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> An option of continuing determining landscaping details post-application and through enforcement of work could see unsympathetic landscaping in areas that are merely <i>“left once buildings have been planned.</i> Leading to <i>“undefined areas with no specific use.”</i> (‘Start with the park,’ CABA Space, 2005).
11). To Maintain and enhance the quality of landscapes and townscapes.	XX	XX	XX	A policy option that specifies no emphasis on landscaping, as this is not a major part of the development, directly conflicts with the objective of maintaining and enhancing the quality of landscapes and townscapes within the District. The option will not improve landscapes, reduce the amount of derelict, degraded and underused land or seek to	?	?	?	An option or policy that involves a requirement of landscaping details post-application, will meet the overall objective of maintaining and enhancing the quality of landscapes and townscapes. If appropriate design is implemented, the option will improve landscapes, enhance the range and quality of the public realm and open spaces and in some cases will reduce the amount of derelict,

				enhance the range and quality of the public realm and open spaces.				degraded and underused land. However, in a District that contains such a rich cultural heritage and extensive established natural environment designations, landscaping within new developments is too important and relevant to be determined post-application. 'Start with the park' (CABE Space, 2005), identifies that, <i>"good public space is usually planned for a particular use. Too often, public space is the area left once buildings have been planned. This can lead to undefined areas with no specific use."</i>
12). To reduce contributions to climatic change.	0	0	0	Any emphasis on landscaping, or lack thereof, has no bearing on the objective of reducing the contributions to climate change.	0	0	0	Any emphasis on determining landscaping details post-application and through enforcement of work has no bearing on the objective of reducing the contributions to climate change
13). To improve water quality.	0	0	0	Any emphasis on landscaping, or lack thereof, has no bearing on the objective of improving water quality.	0	0	0	Any emphasis on determining landscaping details post-application and through enforcement of work has no bearing on the objective of improving water quality.
14). To improve air quality.	0	0	0	Any emphasis on landscaping, or lack thereof, has no bearing on the objective of improving air quality.	0	0	0	Any emphasis on determining landscaping details post-application and through enforcement of work has no bearing on the objective of improving air quality.
15). To achieve sustainable levels of prosperity and economic growth.	0	0	0	Any emphasis on landscaping, or lack thereof, has no bearing on the objective of achieving sustainable levels of prosperity and economic growth.	0	0	0	Any emphasis on determining landscaping details post-application and through enforcement of work has no bearing on the objective of achieving sustainable levels of prosperity and economic growth.

Sustainability Objective	Option – C – Push landscaping details to the fore of the planning application process and making them a prerequisite for determination for certain application types.			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.	✓✓	✓✓	✓✓	In the creation of safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion, design and landscaping are vital in designing out crime. Safe environments are promoted through the design guidelines stipulated in 'Secured by Design' (ACPO CPI June 2004) which states that, <i>"through the introduction of appropriate design features...criminal and anti-social behaviour within the curtilage of grounds of an estate can be deterred...These design features include...landscape design supporting natural surveillance and safety."</i> Similarly, <i>"the position of planting and choice of species</i>

				<i>should be such that hiding places are not created. Thorny species of shrub can help deter intruders.”</i> The option of pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types, actively conforms to objective 2.
3). Protect and enhance the Greenbelt throughout the District of Rochford.	?	?	?	The option of pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types is unlikely to protect green belt land or contribute to the delivery of enhanced green belt land. Policy EB7 of the Rochford District Replacement Local Plan states that <i>“special attention must be paid to on site earth mounding or planting to protect and enhance the amenities, ecological value and appearance of the surroundings in general, and of neighbouring properties or the seclusion of nature conservation sites in particular.”</i> In this respect, where development proposals are approved within the green belt (as per Policy R1 of the District’s Replacement Local Plan) then landscaping details to protect and enhance the Greenbelt are paramount.
4). To provide everybody with the opportunity to live in a decent home.	?	?	?	An option that pushes landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types is unlikely to increase the range and affordability of housing for all social groups or reduce the

				number of unfit homes. It can be argued that well designed and landscaped residential developments can cause house prices to rise; ideal for developers yet not so in the delivery of affordable homes. CABE, 2002 states that <i>“higher-quality design in residential schemes can expect to yield a residual value per hectare of up to 15 per cent more than conventionally designed schemes.”</i>
5). To promote town centre vitality and viability.	0	0	0	The option of pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types does not address issues of focussing development in existing centres, nor does it enhance consumer choice through the provision of a range of shopping, leisure and local services to meet community needs.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓✓	✓✓	✓✓	The option of pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types, actively seeks to conserve and enhance the biological and ecological diversity of the environment as an integral part of social, environmental and economic development. Policy NR4 in the Rochford District Replacement Local Plan states that, <i>“applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of</i>

				<p><i>nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features.” In actively incorporating landscaping and biodiversity into developments at the outset of the design stage, the successfulness of the development is ensured and safeguarded. ‘Start with the park’ (CABE Space, 2005) states that, “the space around buildings is as important as the buildings themselves...if it 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.” Where landscaping design is not an issue from the outset and is incorporated into developments as an afterthought, ‘Start with the park’ goes on to state that, “good public space is usually planned for a particular use. Too often, public space is the area left once buildings have been planned. This can lead to undefined areas with no specific use.”</i></p>
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	Any emphasis on pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types, has no bearing on the objective of promoting more sustainable transport choices both for people and moving freight.
8). Promote accessibility to jobs, shopping,	✓	✓	✓	An option of pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for

<p>leisure facilities and services by public transport, walking and cycling.</p>			<p>certain application types actively supports the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Effective landscaping within developments of the public realm and open space as a result of its determination at the outset of proposals and accompanying applications enables and encourages residents to use sustainable methods of transportation as an alternative to private motor vehicles. The safety, pleasantness and ease of movement through developments encourage and increase the viability of people using sustainable methods of transport and can be achieved by effective landscaping. 'By Design,' states that <i>"a successful place has a system of open green spaces that respect natural features and are accessible...street trees and street junctions that are designed as public spaces (rather than just traffic routes) are likely to be more convenient for all users...street trees and street lighting can reinforce the character and relative importance of a route."</i> Similarly, <i>"new routes should connect into existing routes and movement patterns...established footpaths, shortcuts and minor roads can become the basis of enduring linkages...minimising walking distances between major land uses and public transport stops makes public transport easier to use and available to as many as possible."</i></p>
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9). To improve the education and skills of the population.	0	0	0	Any emphasis on pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types, 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.	✓✓	✓✓	✓✓	The Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 331 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments for the District of Rochford covering a total area of 98.5 hectares. 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> With this in mind, developments within or in close proximity to these records will need to be landscaped and designed so that the amenity of them is not harmed. Such landscaping is paramount to maintain and enhance and will therefore need to be designed and proposed at the outset of the application stage.
11). To	✓✓	✓✓	✓✓	An option of pushing landscaping details to

Maintain and enhance the quality of landscapes and townscapes.				the fore of the planning process and making them a prerequisite for determination for certain application types seeks to actively conform to the objective of maintaining and enhancing the quality of landscapes and townscapes. In determining landscaping details at the outset of the process, they are identified and designed for function and purpose, rather than <i>“the area left once buildings have been planned... lead(ing) to undefined areas with no specific use.”</i> (CABE Space, 2005)
12). To reduce contributions to climatic change.	0	0	0	Any emphasis on pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types has no bearing on the objective of reducing the contributions to climate change.
13). To improve water quality.	0	0	0	Any emphasis on pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types has no bearing on the objective of improving water quality.
14). To improve air quality.	0	0	0	Any emphasis on pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types has no bearing on the objective of improving air quality.
15). To achieve sustainable levels of prosperity and	0	0	0	Any emphasis on pushing landscaping details to the fore of the planning process and making them a prerequisite for determination for certain application types has no bearing

economic growth.				on the objective of achieving sustainable levels of prosperity and economic growth.
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Rochford Council Core Strategy SEA/SA -

Energy and Water Conservation

Sustainability Objective	Option – A – No emphasis on sustainable design, because this will be delivered through Building Regulations				• Option – B – Deliver carbon-neutral development, despite current difficulties in gaining and interpreting data.			
	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	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	0	0	0	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, 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.

community cohesion.				energy performance, the limitation of heat gains and losses, heating and hot water systems, internal temperature and lighting.				
3). Protect and enhance the Greenbelt throughout the District of Rochford.	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 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.	0	0	0	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has little bearing on the objective of protecting and enhancing the green belt throughout the District of Rochford.
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	0	0	0	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has little bearing on the objective of providing everybody with the opportunity to live in a decent home, in that it does not increase the range and affordability of housing for all social groups or reduce the number of unfit homes.

				East of England' (EERA 2001) states 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> 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.				
5). To promote town centre vitality and viability.	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 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.	0	0	0	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has little bearing on 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	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 conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development. Building regulations, in the delivery of sustainable homes are more involved in energy performance, the limitation of heat	✓	✓	✓✓	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has a slight 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. Definitions of zero or low carbon developments do not specifically cover biodiversity however carbon-neutral developments, where offsets are needed

development.				gains and losses, heating and hot water systems, internal temperature and lighting.				in the continued, although reduced, use of fossil fuels; can occur in the form of tree planting. This is an important part of most carbon-neutral activities and involves the designation of a credible selection of planting sites, an accurate assessment of existing carbon stocks, the development of woodland management plans, the prediction of sequestration and the monitoring of changes in carbon stocks.
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	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, 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	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	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, 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 the education	0	0	0	The option of no emphasis on sustainable design, as building regulations will deliver	0	0	0	An option to deliver carbon-neutral development, despite current difficulties in gaining and

and skills of the population.				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.				interpreting data, has little 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 harmonious group.</i> ” Similarly, ‘Design review’ (CABE 2002) states that, “ <i>good architecture</i>	0	0	0	An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has little bearing on the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford.

				<p><i>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>				
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>An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes through requirements to plant trees in order to offset carbon emissions. This is an important part of most carbon-neutral activities and involves the designation of a credible selection of planting sites, an accurate assessment of existing carbon stocks, the development of woodland management plans, the prediction of sequestration and the monitoring of changes in carbon stocks.</p>
12). To reduce contributions to climatic change.	✓✓	✓✓	✓✓	<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</i></p>	✓	✓	✓✓	<p>An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has large implications on the objective of reducing the contributions to climatic change. A major factor in the delivery of carbon-</p>

				<p><i>and businesses with self-sufficient energy” and similarly, “to encourage thoughtful design, high density housing and mixed-use development, which: includes energy and water efficiency measures, and incorporates 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>				<p>neutral development is that fossil fuels may be used on site, as long as there is sufficient export of renewable heat or planting of trees etc. in order to offset the resulting carbon emissions. Zero or low carbon energy may be imported from off-site resources in the form of heat or cooling from local networks or in the form of electricity. Despite this, Yvette Cooper MP – Minister for Housing and Planning, states of a more achievable goal than aiming for outright carbon-neutral development, <i>“our challenge is to use the review of Building Regulations, the Code for Sustainable Homes and the Planning Policy Statement on Climate Change; to support a long term ambitious framework for moving first to low carbon and then towards carbon-neutral development.”</i> Low carbon developments can be defined as a development that achieves a reduction in net carbon emissions of 50% or more from energy use on site, on an annual basis (in relation to those resulting from the 2002 Part L Building Regulations).</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</p>	0	0	0	<p>An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has little bearing on the objective of improving water quality. The definition of carbon-neutral development does not specifically cover water, although new developments should be designed to meet local standards.</p>

				will ensure that measures are taken within new dwellings that are designed to improve water efficiency but not necessarily 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></p> <p>Building regulations stipulate energy 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>An option to deliver carbon-neutral development, despite current difficulties in gaining and interpreting data, has large implications on the objective of improving air quality. A major factor in the delivery of carbon-neutral development is that fossil fuels may be used on site, as long as there is sufficient export of renewable heat or planting of trees etc. in order to offset the resulting carbon emissions. Zero or low carbon energy may be imported from off-site resources in the form of heat or cooling from local networks or in the form of electricity. Despite this, Yvette Cooper MP – Minister for Housing and Planning, states of a more achievable goal than aiming for outright carbon-neutral development, <i>"our challenge is to use the review of Building Regulations, the Code for Sustainable Homes and the Planning Policy Statement on Climate Change; to support a long term ambitious framework for moving first to low carbon and then towards carbon-neutral development."</i> Low carbon developments can be defined as a development that achieves a reduction in net carbon emissions of 50% or more from energy use on site, on an annual basis (in relation to those resulting from the 2002 Part L Building Regulations).</p>
15). To achieve sustainable levels of	✓	✓	✓	<p>'A Sustainable Development Framework for the East of England' (EERA 2001) highlights an aim, <i>"to develop, adopt and ensure the</i></p>	✓	✓	✓	<p>The development of highly energy efficient developments in the way they are powered and heated is sure to achieve sustainable levels of</p>

<p>prosperity and economic growth.</p>			<p><i>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 building to limit heat gains and losses. 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>prosperity and economic growth, where energy costs are reduced. Energy uses on site include heating, hot water, cooling, ventilation, lighting, cooking, appliances, computers, lifts, processes and floodlighting. This will be even more relevant and heightened within developments that adopt zero-carbon principles with the use of renewable energy sources. The viability of a development is outlined in the zero carbon status of development, detailed in the Energy Assessment. This evaluates the predicted energy use and associated carbon emissions, as well as any savings; through improved building design, energy efficiency measures, efficient supply options and renewable energy technology.</p>
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Sustainability Objective	Option – C – Ensure that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures. Development policies will also reduce the need to travel and encourage the use of energy efficient transport.			<ul style="list-style-type: none"> Option – D – Bring forward a policy requiring at least compliance with the minimum standards, as set out in the Code for Sustainable Homes. 				
	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 ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of creating safe	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.

				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	The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of protecting and enhancing the Greenbelt throughout 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 protection and enhancement of the Greenbelt throughout the District of Rochford.
4). To provide everybody with the opportunity to live in a decent home.	0	0	0	The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of providing everybody with the opportunity to live in a decent home. This option does not seek to increase the range and affordability of housing for all social groups, or reduce the number of unfit homes.	✓✓	✓✓	✓✓	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: <ul style="list-style-type: none"> • Energy resources more efficiently; • Water resources more efficiently; • Material resources more efficiently; and

							<ul style="list-style-type: none"> 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 becomes tomorrow's standard practice. Furthermore, properties built to the code should be perceived by stakeholders as more marketable than other properties.</p>	
5). To promote town centre vitality and viability.	0	0	0	The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of promoting 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,	0	0	0	The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of	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.

environmental and economic development.				energy efficient transport bears little significance 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.	✓	✓	✓	In stating that development policies will also reduce the need to travel and encourage the use of energy efficient transport, objective 7 is suitably adhered to. This is of particular relevance in the District where 83.6% of households own 1 or more cars. Despite this, no further details or possible solutions/measures are documented within the option. PPG13; Transport, highlights that <i>“the car will continue to have an important part to play and for some journeys, particularly in rural areas, it will remain the only real option for travel.”</i> PPG13 also states of rural areas such as the District of Rochford, <i>“in rural areas, locate most development for housing, jobs, shopping, leisure and services in local service 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.”</i> In rural areas therefore, it is regarded as difficult to implement successful sustainable transport choices and the consensus is that private motor vehicles are the most viable form of transportation.	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	✓	✓	✓	In stating that development policies will also	0	0	0	A requirement of, as a starting point, at least

<p>accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.</p>			<p>reduce the need to travel and encourage the use of energy efficient transport, the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling is suitably adhered to. This is of particular relevance in the District where 83.6% of households own 1 or more cars. PPG13; Transport, highlights that <i>“the car will continue to have an important part to play and for some journeys, particularly in rural areas, it will remain the only real option for travel.”</i> PPG13 also states of rural areas such as the District of Rochford, <i>“in rural areas, locate most development for housing, jobs, shopping, leisure and services in local service 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.”</i> In rural areas therefore, it is regarded as difficult to implement successful sustainable transport choices and the consensus is that private motor vehicles are the most viable form of transportation. The most suitable solution in the implementation of this objective is to locate such amenities in existing town centres, where good public transport links and a good public realm are already established, where possible.</p>				<p>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, leisure facilities and services by public transport, walking and cycling.</p>
<p>9). To improve the education and skills of the</p>	<p>0</p>	<p>0</p>	<p>The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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</p>

population.				efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of improving the education and skills of the population.				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	The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of maintaining and enhancing 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	The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of maintaining and enhancing 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.	✓✓	✓✓	✓✓	<p>In order to reduce contributions to climatic change, any development that required energy efficient heating, lighting, cooling, ventilation and other powered systems would be desirable. Such developments could successfully contribute to the national target of 10% of electricity from renewable sources, and the regional target of 14% (proposed in the East of England Sustainable Development Framework) if installed and used. Similarly, any development policies that seek to reduce the need to travel and encourage the use of energy efficient transport are also complying with the objective to reduce contributions to climatic change. This is also particularly relevant of Rochford District, where Air Quality Review and Assessment requirements by the Environmental Health department of Rochford District Council has led to the identification of 7 potentially significant junctions with a daily flow of greater than 10,000 vehicles.</p>	✓✓	✓✓	✓✓	<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 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</p>
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								controlled under Part L (of Building Regulations), similarly adhering to the overall implications of objective 12.
13). To improve water quality.	?	?	?	An option to ensure that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport, bears little significance on the objective of improving water quality. There is no direct mention in Option C of water quality, however it can be argued that where energy efficiency is likely to see a reduction in Carbon Dioxide emissions, objective 13 could be met 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 water sources or see the effects being reflected in other Districts or regions.	?	?	?	<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 water sources or</p>

								see the effects being reflected in other Districts or regions.
14). To improve air quality.	✓✓	✓✓	✓✓	In order to improve air quality, any development that required energy efficient heating, lighting, cooling, ventilation and other powered systems would be desirable. Similarly, any development policies that seek to reduce the need to travel and encourage the use of energy efficient transport are also complying with the objective to reduce contributions to climatic change. This is also particularly relevant of Rochford District, where Air Quality Review and Assessment requirements by the Environmental Health department of Rochford District Council has led to the identification of 7 potentially significant junctions with a daily flow of greater than 10,000 vehicles.	✓	✓	✓	<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 carbon dioxide from buildings is not the primary source of air pollution within Rochford. Air Quality Review and</p>

								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.
15). To achieve sustainable levels of prosperity and economic growth.	0	0	0	The option of ensuring that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures and that development policies will also reduce the need to travel and encourage the use of energy efficient transport bears little significance on the objective of achieving sustainable levels of prosperity and economic growth.	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 achieving sustainable levels of prosperity and economic growth.

Rochford Council Core Strategy SEA/SA -

Renewable Energy

Sustainability Objective	Option – A – Push for any renewable energy uses in any location, despite possible landscape implications	<ul style="list-style-type: none"> Option – B – Set a threshold for development size or number before requiring renewable energy to be included
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	Performance Short, Medium and Long Term			Commentary/ Explanation	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective 1) To ensure the delivery of high quality sustainable communities where people will want to live and work.								
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	x	x	x	A push for any renewable energy uses in any location, despite possible landscape implications, can be seen to have a negative effect the objective of creating safe environments, where crime and disorder or fear of crime does not undermine the quality of life or community cohesion. The scenario where any location is determined suitable, even to the detriment of landscapes, policies of designing out crime are compromised as are the notions of delivering high quality and inclusive design as well as the provision of inclusive community facilities.	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to 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	xx	xx	xx	The option of pushing for any renewable energy uses, in any location, despite possible landscape implications, directly contradicts policy UT3 – Renewable energy, in the Rochford District Replacement Local Plan	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to the objective of protecting and enhancing the Greenbelt throughout the District of Rochford.

Rochford.				which states that, <i>“renewable energy proposals will be permitted provided that the proposal development would not adversely affect: (i) The special character of ...natural conservation areas.”</i> Similarly, <i>“proposals for development must be accompanied by adequate information to indicate the extent of possible environmental effects and how they can be mitigated.”</i> This option can be seen to negatively affect the green belt, where its role and function could effectively be compromised by the development of any renewable energy uses in any location.				
4). To provide everybody with the opportunity to live in a decent home.	x	x	x	A push for any renewable energy uses in any location, despite possible landscape implications, could have a negative impact on the objective of providing everybody with the opportunity to live in a decent home. Where any location would be desirable and any landscape implications overlooked; this could have negative effects on the aesthetics of the District and for its residents. Where landscape amenity is overlooked in favour of renewable energy uses, this could be to the detriment of open spaces, facilities and even community cohesion; contradictory to policy UT3 – Renewable energy, <i>“proposals for the development of renewable sources of energy...will be encouraged, particularly where there are benefits to the local community...(and) would not adversely affect the amenity of nearby dwellings or residential</i>	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to the objective of providing everybody with the opportunity to live in a decent home

				<i>areas.”</i>				
5). To promote town centre vitality and viability.	0	0	0	The push for any renewable energy uses in any location is unlikely to have any significant effects on town centre vitality and viability. As stated in the Draft Core Strategy, “the most likely proposals coming forward in and around the district relate to wind energy, tidal or wave action and solar power,” which are improbable to be developed in town centres on an unsuitable scale larger than minor renewable energy schemes.	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to 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.	x	x	x	The overall objective of renewable energy uses to reduce or replace the contributors to climate change can be seen to have a positive long term effect on the biological and geological diversity of the District’s environment. However, where the option stipulates any renewable energy uses in any location, despite possible landscape implications, it will be to the detriment of the biological and geological diversity of the local environment. In stipulating that any location would be desirable, areas of specific biological and geological interest or importance could be harmed or destroyed by the development of new, potentially large scale renewable energy schemes. This contradicts the renewable energy policy in Rochford’s Replacement Local Plan. Policy UT3 specifies that, “ <i>renewable energy proposals will be permitted provided that the proposed development would not adversely</i>	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.

				<i>affect the special character of the Coastal Protection Belt, Special Landscape Areas, Areas of Ancient Landscape or sites of nature conservation (including avian flyways) or heritage conservation interest."</i>				
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	A push for any renewable energy uses in any location, despite possible landscape implications, has no relation with the objective of promoting more sustainable transport choices both for people and moving freight.	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to 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 push for any renewable energy uses in any location, despite possible landscape implications, has no relation with the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to 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	A push for any renewable energy uses in any location, despite possible landscape implications, has no relation with the objective of improving the education and skills of the population.	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to the objective of improving the education and skills of the population.
10). To maintain and enhance the cultural heritage and assets within	xx	xx	xx	The maintenance and enhancement of the Districts 10 conservation areas, 331 listed buildings and 1558 archaeological records can be seen to suffer as a result of the option of pushing for any renewable energy uses in any location, despite landscape implications	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford.

the District of Rochford.				in the detraction of the aesthetic value of cultural heritage and assets within the District. Existing renewable energy policy as specified in Policy UT3 of the Rochford District Replacement Local Plan, which states that, <i>“renewable energy proposals will be permitted provided that the proposed development would not adversely affect...sites of heritage conservation interest.”</i> This objective, as well as local plan policies on conservation (BC1) and biodiversity (NR4), is contradicted by this option.				
11). To Maintain and enhance the quality of landscapes and townscapes.	xx	xx	xx	This option, in specifying that renewable energy uses will be pushed for, despite possible landscape implications will have a negative effect on the objective of maintaining and enhancing the quality of landscapes and townscapes. The adoption of this option would effectively contradict Policy UT3 – Renewable energy of the District’s Replacement Local Plan which states that, <i>“the development must not result in a significant level of visual impact and particular regard will be had to the cumulative impact of existing planned or proposed renewable energy developments.”</i> In stipulating that any renewable energy uses in any location despite possible landscape implications will be permitted, the option could see coastal landscapes affected by the development of tidal and wave action, and areas of	✓	✓	✓	The setting of a threshold for development size or number before requiring renewable energy to be included, does not directly maintain or enhance the quality of landscapes and townscapes in the District. Where development is sufficient in size or number to require the installation and use of renewable energy, the effects will be positive to local landscapes although not substantially.

				designated green space used for wind farms, particularly to the east of the District and Foulness.				
12). To reduce contributions to climatic change.	✓	✓	✓✓	A push for any renewable energy uses in any location, regardless of possible implications on landscapes, should see the national target of 10% of electricity from renewable sources, and the regional target of 14% (proposed in the East of England Sustainable Development Framework) being successfully met and possibly surpassed. The long term implications of this option, if adopted as policy, would see a comfortable reduction in the contributions to climate change.	✓✓	✓✓	✓✓	Where developments are of the specified size or number to require renewable energy to be included, the effects would be seen to actively meet the objective of reducing the contributions to climate change. This will have particular relevance in the long term where more of these as yet unidentified thresholds of development are met and more renewable energy sources are in operation.
13). To improve water quality.	0	0	✓	The adoption of a push for any renewable energy uses in any location, despite possible landscape implications as policy, is unlikely to improve water quality within the District in the short term. The long term effects of renewable energy, where it is promoted this strongly, will no doubt improve water quality, possibly through a reduction in acid rain, however it is debateable whether these effects will be experienced directly within the District.	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to the objective of improving water quality.
14). To improve air quality.	✓	✓	✓	The development of any renewable energy uses in any location will meet the objective of improving air quality throughout the District, where these sources replace the burning of fossil fuels for the production of electricity. The renewable energy sources in the District that are most likely to be developed, as	✓✓	✓✓	✓✓	Where developments are of the specified size or number to require renewable energy to be included, the effects would be seen to actively meet the objective of improving air quality. This will have particular relevance in the long term where more of these as yet unidentified thresholds of development are met and more

				identified in the Draft Core Strategy, are that of wind energy, tidal or wave action and solar power. However, within the District there are 7 identified potentially significant junctions with a daily traffic flow of greater than 10,000 vehicles as specified by the Air Quality Review and Assessment requirements by the Environmental Health department of Rochford District Council. This highlights that the main contributors to the demise of air quality in the District are that of motor vehicles. These polluters are not subject to the improvement of air quality through the promotion of renewable energy sources.				renewable energy sources are in operation.
15). To achieve sustainable levels of prosperity and economic growth.	0	0	0	A push for any renewable energy uses in any location, despite possible landscape implications, has no relation with the objective of achieving sustainable levels of prosperity and economic growth.	0	0	0	The option of setting a threshold for development size or number before requiring renewable energy to be included is not relevant to the objective of achieving sustainable levels of prosperity and economic growth.

Sustainability Objective	Option – C – Require all new housing and employment development to include renewable energy provision. Details to be included with an application and not submitted subsequently.		
	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	0	0	<p>The option of requiring all new housing and employment development to include renewable energy provision is not relevant to this objective unless the provision compromising the delivery of high quality and inclusive design. ‘Secured by Design’ (ACPO CPI June 2004) states that, <i>“through the introduction of appropriate design features that facilitate natural surveillance and create a sense of ownership and responsibility for every part of the development, criminal and anti-social behaviour within the curtilage of the grounds of an estate can be deterred.”</i> (Para. 1.10)</p>
<p>3). Protect and enhance the Greenbelt throughout the District of Rochford.</p>	0	0	0	<p>The option of requiring all new housing and employment development to include renewable energy provision is not relevant to the objective of protecting and enhancing the green belt throughout the District of Rochford.</p>
<p>4). To provide everybody with the opportunity</p>	0	0	0	<p>The option of requiring all new housing and employment development to include renewable energy provision is not relevant to</p>

to live in a decent home.				the objective of providing everybody with the opportunity to live in a decent home due to the unlikelihood of an increase in the range and affordability of housing for all social groups or the reduction of the number of unfit homes.
5). To promote town centre vitality and viability.	0	0	0	A requirement of all new housing and employment development to include renewable energy is not likely to promote town centre vitality and viability through the promotion and enhancement of existing centres by focussing development in such centres or by enhancing consumer choice through the provision of a range of shopping, leisure and local services to meet the needs of the entire community nor the promotion of mixed use and high density development in urban centres.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓	✓	✓	The requirement of all new housing and employment development to include renewable energy provision is unlikely to conserve or enhance the biological diversity of the environment. Renewable energy can be seen to improve biodiversity in the long term and on a large scale, however the requirement of all new housing and employment development to include renewable energy would neither conserve or enhance the biodiversity within the curtilage of the development. Despite this, Policy NR4 of the Rochford District Replacement Local Plan states that, " <i>applicants will be required</i>

				<i>to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features.”</i>
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	The option of requiring all new housing and employment development to include renewable energy provision is not relevant to 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 requiring all new housing and employment development to include renewable energy provision is not relevant to 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 requiring all new housing and employment development to include renewable energy provision is not relevant to the objective of improving the education and skills of the population.
10). To maintain and enhance the cultural	0	0	0	The option of requiring all new housing and employment development to include renewable energy provision is not relevant to the objective of maintaining and enhancing

heritage and assets within the District of Rochford.				the cultural heritage and assets within the District of Rochford.
11). To Maintain and enhance the quality of landscapes and townscapes.	0	0	0	The objective of maintaining and enhancing the quality of townscapes and landscapes within the District is unlikely to be met by the inclusion of renewable energy provision within all new housing and employment development. All new developments are already required to provide biodiversity as specified in policy NR4 of the Rochford District Replacement Local Plan; <i>“applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features.”</i>
12). To reduce contributions to climatic change.	✓✓	✓✓	✓✓	Renewable energy schemes actively seek to reduce the contributions to climate change due to their ability to act as an alternative to the burning of fossil fuels. However within the District of Rochford, the main sources of pollutants are that of motor vehicles. Air Quality Review and Assessment requirements by the Environmental Health department of Rochford District Council, identified 7 potentially significant junctions within the District with a daily flow of greater than 10,000 vehicles. Any new housing or

				employment developments would need to accompany renewable energy provision with the promotion of more sustainable transport options such as public transport, walking and cycling and to reduce the dependence on private motor vehicles.
13). To improve water quality.	0	0	0	The option of requiring all new housing and employment development to include renewable energy provision is not relevant to the objective of improving water quality.
14). To improve air quality.	✓✓	✓✓	✓✓	Renewable energy schemes actively seek to improve air quality due to their ability to act as an alternative to the burning of fossil fuels. However, within the District of Rochford, the main sources of pollutants are that of motor vehicles. Air Quality Review and Assessment requirements by the Environmental Health department of Rochford District Council, identified 7 potentially significant junctions within the District with a daily flow of greater than 10,000 vehicles. Any new housing or employment developments would need to accompany renewable energy provision with the promotion of more sustainable transport options such as public transport, walking and cycling and to reduce the dependence on private motor vehicles.
15). To achieve sustainable levels of prosperity and economic	0	0	0	The option of requiring all new housing and employment development to include renewable energy provision is not relevant to the objective of achieving sustainable levels of economic growth.

growth.				
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Rochford Council Core Strategy SEA/SA -

Compulsory Purchase

Sustainability Objective	Option – A – No compulsory purchase policy and attempt to use the legislation if required				• Option – B – Designate specific potential compulsory purchase sites, despite blight implications.			
	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	?	?	?	Where no compulsory purchase policy exists, certain types of development or use classes could be located in inappropriate locations. Despite this, new developments are designed to reduce incidences, or the likelihood, of	✓✓	✓✓	✓✓	The Planning and Compulsory Purchase Act 2004, states that councils can seek to “compulsorily purchase land for the promotion or improvement of the social well-being of their area.” Area specific site designations identify

does not undermine the quality of life or community cohesion.			crime and the fear of crime. This is done by the adoption of 'Secured by Design' principles promoted by the Association of Chief Police Officers. Where this option specifies to "attempt to use the legislation if required," there is no specification as to the circumstances under which it may be needed. Use of compulsory purchase legislation could see certain developments and services located in areas where they are needed in order to combat the fear of crime and incidences of disorder. The introduction of leisure and community facilities in specific areas, can offer alternatives to those committing offences and behaving anti-socially.				areas that are in need of solutions towards reducing crime and disorder and the fear of crime. Where land is compulsorily purchased for this purpose, appropriate developments will occur that address the problems of the locality.
3). Protect and enhance the Greenbelt throughout the District of Rochford.	?	?	? Any compulsory purchase policy or lack thereof, is unlikely to enhance green belt land in the District, where specific green belt policies exist. Policy R1 of the Rochford District Replacement Local Plan stipulates that, " <i>development (within the green belt) which may be permitted...should preserve the openness of the green belt...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> " Despite this, compulsory purchase powers often act to locate developments away from the green belt towards available brown field or infill sites. Similarly, where	✓✓	✓✓	✓✓	The Planning and Compulsory Purchase Act 2004, states that councils can seek to "compulsorily purchase land for the promotion or improvement of the environmental well-being of their area." Compulsory purchase powers identify specific sites for specific developments; where a certain development would be harmful to the green belt within the District, it would be located elsewhere in a location where it would be of benefit.

				pressures exist for developments to be located in green belt locations, it is likely that compulsory purchase legislation will be attempted as per this option.				
4). To provide everybody with the opportunity to live in a decent home.	?	?	?	Compulsory purchase policy is more specific to location rather than the quality of development. Where brown field or infill sites are identified for residential use, developments could be restricted in size and design therefore creating a fewer than might have been otherwise, number of affordable houses. A non-existence of compulsory purchase policy is unlikely to affect the provision of decent homes for all within the District.	✓	✓	✓	Land can be compulsorily purchased by the council for the use of residential development. In regards to the objective, these designated sites may be so, in order to provide housing and more specifically affordable housing, to areas where they are needed. The core strategy identifies that “the council will consider using compulsory purchase powers to ensure residential amenity and may consider using such powers to ensure sustainable and long-term development opportunities for residential purposes.” The identification of specific sites and the provision of affordable housing is an issue within Rochford; the 2004 District Supply / Demand Analysis found that there was a total shortfall of 1558 affordable dwellings across the District and within concealed households, 75% have inadequate income to be able to buy and 67% cannot afford to rent privately even the smallest one and two bedroom flats and terraced houses.
5). To promote town centre vitality and viability.	?	?	?	Compulsory purchase policy can be seen to direct appropriate developments to brown field sites within town centres and suitable locations therein. Developments of use classes A1, A2, A3, A4, A5 and D2, can all benefit from a town centre location and contribute to an increase in town centre vitality and viability. A lack of compulsory	✓✓	✓✓	✓✓	The Planning and Compulsory Purchase Act 2004, states that councils can seek to “compulsorily purchase land for the promotion or improvement of the economic well-being of their area.” Brown field sites in town centres are likely to be compulsorily purchased for the development of A1, A2, A3 and A4 uses, which will effectively increase economic activity and employment.

				purchase policy could see certain developments seeking out of town locations where land and potential rents are less expensive which would be detrimental to the vitality and viability of town centres. However, most businesses and service providers would seek the higher profits that would accompany town centre locations regardless of compulsory purchase powers.				PPS6 – Planning or Town Centres states of the Government objective “to promote social inclusion, ensuring that communities have access to a range of main town centre uses, and that deficiencies in provision in areas with poor access to facilities are remedied” and “to encourage investment to regenerate deprived areas creating additional employment opportunities and an improved physical environment” both of which can be ensured by the designation of relevant compulsory purchase sites.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓	✓	✓	A compulsory purchase policy for the District could act as a preventative measure against development within the Metropolitan Green Belt and the numerous natural area designations within Rochford. Within the District, there are 2 RAMSARS, 3 SSSIs, 175.87ha of ancient woodland, 59 County Wildlife Sites and 4 Local Nature reserves. A policy would direct developments to brown field sites within settlements where appropriate yet no policy could put pressure on green belt and natural area designations. Where infilling occurs and brown field sites are utilised, conservation and enhancement of biological and geological diversity is delivered through policies on design and landscaping in the Rochford District Replacement Local Plan policy NR4, “ <i>applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage</i>	✓	✓	✓	Councils can seek to compulsorily purchase land for the promotion or improvement of the economic, social and environmental well-being of their area. Specific site designations will enable the biological and geological diversity of the environment, particularly in light of the fact that two out of the three SSSIs within the District are not meeting PSA targets; 90.25% of the SSSI area in the District is in an ‘unfavourable declining’ state.

				<i>biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features."</i>				
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	A compulsory purchase policy, or lack of one, is unlikely to affect transport choices. A policy could reinforce the direction of residential developments to sites that would be best suited to be supported by sustainable transport choices. This is already specified however in policy TP5 of the District's Replacement Local Plan, " <i>development must be well related to existing public transport infrastructure, particularly in rural areas,</i> " and in PPG13, " <i>to promote more sustainable patterns of development and make better use of previously developed land, the focus for additional housing should be existing towns and cities. PPG3 requires Local authorities to place the needs of people before ease of traffic movement...and to seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport...</i> "	0	0	0	The designation of specific potential compulsory purchase sites is unlikely to promote more sustainable transport choices. Where " <i>development(s) must be well related to existing public transport infrastructure,</i> " (policy TP5, Rochford District Replacement Local Plan), compulsory purchase powers can ensure that specific developments are located to meet this requirement.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport,	0	0	0	As specified in PPG13 and PPG3, there is a requirement for local authorities to " <i>seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity.</i> " A compulsory purchase policy could direct or locate the	✓	✓	✓	The designation of specific potential compulsory purchase sites can direct the developments of employment, shopping and leisure facilities within areas that can be, or are already, supported by an established public transport infrastructure. The requirement of new developments to be supported by public transport is expressed in

walking and cycling.				development of employment, retail and leisure facilities to sites that already have established public transport access. These are essentially town centre services and where much of the District has natural area designations or is part of the Metropolitan Green Belt, are likely to be located in existing settlements regardless of a policy.				PPG13 – Transport which states that town centres should be the preferred locations for new retail and leisure developments. These are already likely to be supported by adequate public transport provision. PPG13 also states, <i>“the likely availability and use of public transport is a very important ingredient in delivering locational policies designed to reduce the need for travel by car.”</i> The implications of this on the objective is highlighted further in PPG13, <i>“the government’s 10 year plan for Transport...will help establish greater public and private partnership, certainty and investment in public transport. This, in turn, will give greater confidence to those bringing forward major travel generating development to locate on central urban sites.”</i> National policy on walking (PPG13) stipulates, <i>“local authorities should; pay particular attention to the design, location and access arrangements of new development to help promote walking as a prime means of access.”</i> PPG13 also mentions of cycling in new developments a requirement to, <i>“influence the design, location and access arrangements of development, including restrictions on parking, to ensure it promotes cycling.”</i>
9). To improve the education and skills of the population.	0	0	0	A compulsory purchase policy in the District could reinforce the direction of employment developments (B1, B2) to land and sites designated for employment. Similarly, a policy could direct certain developments to areas within the District that need to be supported	✓	✓	✓	Councils can seek to compulsorily purchase land for the promotion or improvement of the social well-being of their area. Compulsorily purchased land can be designated for the development of B1 and A2 uses where jobs and skills training are needed. PPG4 – Industrial, Commercial

				by jobs and the possibility of training and career development. An absence of compulsory purchase policy however, is unlikely to be significantly detrimental to the objective.				Development and Small Firms, states of specific sites to meet specific needs, <i>"In allocating land for industry and commerce, planning authorities should be realistic in their assessment of the needs of business...they should ensure that there is a variety of sites available to meet differing needs."</i>
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	0	0	No compulsory purchase policy within the District is unlikely to affect cultural heritage and assets, where such designations are already covered under Building Conservation and Archaeology policies in the Rochford District Replacement Local Plan. Policy BC1 states, <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> Maintenance and enhancement is not relevant to any compulsory purchase policy, however where sites are identified for infilling, design policies will seek to enhance local characteristics and distinctiveness.	?	?	?	Without relevant design policies, the location of developments within the District's ten conservation areas or in proximity of the 331 listed buildings and 1126 archaeological records could have blight implications. Compulsorily purchased land and any development within these areas will have to be designated for suitable uses and meet the criteria as specified in policy BC1 of the Rochford District Replacement Local Plan, <i>"applications for new buildings...the design and siting of the proposal respects the townscape character, ...(and is) in scale and harmony with adjoining buildings and the area as a whole."</i>
11). To Maintain and enhance the quality of landscapes and townscapes.	?	?	?	Compulsorily purchased land and specific designations are frequently used in order to reduce the amount of derelict, degraded and underused land; enhancing townscapes and improving the environmental well-being of the area. Landscape enhancement is stipulated in policy NR4 (Biodiversity on development sites) of the District's Replacement Local	✓✓	✓✓	✓✓	Compulsorily purchased land and specific designations are frequently used in order to reduce the amount of derelict, degraded and underused land; enhancing townscapes and improving the environmental well-being of the area. Landscape issues are protected from possible blight implications in policy NR4 (Biodiversity on development sites) of the

				Plan, “ <i>applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features.</i> ” No compulsory purchase policy could see the situation of developers choosing to develop cheaper and more favourable sites that do not include derelict, degraded and underused land.				District’s Replacement Local Plan, “ <i>applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features.</i> ”
12). To reduce contributions to climatic change.	0	0	0	Either the adoption of a compulsory purchase policy or an absence of such is unlikely to reduce the contributions to climatic change.	0	0	0	The designation of specific potential compulsory purchase sites will not result in a reduction of the contributions to climate change such as emissions of greenhouse gases, or reduce energy consumption.
13). To improve water quality.	0	0	0	Compulsory purchase powers can be seen to direct inappropriate development away from polluted rivers and water courses. This is particularly relevant of Rochford District, where 0% of river lengths are assessed as good biological or chemical quality (within the lower national quartile). A compulsory purchase policy can also see the direction of certain uses (e.g. B2) in appropriate locations away from river stretches of poor quality, so as not to increase the pollution of a sensitive body of water. An absence of compulsory purchase powers and policy is however unlikely to significantly affect any water courses in the District and the improvement of	0	0	0	The designation of specific potential compulsory purchase sites is unlikely to improve water quality, but policy does exist to ensure that water courses do not decline further. Policy PN3 (Potentially polluting uses) of the Rochford District Replacement Local Plan states, “ <i>development affecting the water environment and associated lands will only be permitted where it would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.</i> ” Despite this, national policy as specified in PPS23 (Planning and Pollution Control) stipulates, “ <i>any consideration of the quality of land, air or water and potential impacts arising from development, possibly</i>

				water quality is similarly improbable with or without such a policy.				<p><i>leading to an impact on health, is capable of being a material planning consideration, in so far as it arises or may arise from any land use.</i></p> <p>Concerning the role of compulsory purchase powers, PPS23 specifies that, <i>“the planning system...plays an important role in determining the location of development which may give rise to pollution...The planning system should focus on whether the development itself is an acceptable use of land, and the impacts of those uses, rather than the control of processes or emissions themselves.”</i></p>
14). To improve air quality.	0	0	0	<p>Compulsory purchase powers can be seen to direct inappropriate development away from the seven potentially significant junctions with a daily flow of greater than 10,000 vehicles as identified by the Environmental Health department of Rochford District Council as part of their Air Quality Review and Assessment requirements. A compulsory purchase policy can also see the direction of certain uses (e.g. B2) in appropriate locations away from these junctions, so as not to increase air pollution. Such policy is however covered in policy PN1 of the Rochford District Replacement Local Plan, <i>“development that may be liable to cause pollution of...air...will only be permitted if national air quality objectives would not be breached.”</i> Similarly, <i>“where development proposals are near an existing source of air pollution, submission of details will be required to enable a full</i></p>	0	0	0	<p>The designation of specific potential compulsory purchase sites is unlikely to improve air quality, but policy does exist to ensure that areas of poor air quality do not decline further. National policy as specified in PPS23 (Planning and Pollution Control) stipulates, <i>“any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to an impact on health, is capable of being a material planning consideration, in so far as it arises or may arise from any land use.”</i> Concerning the role of compulsory purchase powers, PPS23 specifies that, <i>“the planning system...plays an important role in determining the location of development which may give rise to pollution...The planning system should focus on whether the development itself is an acceptable use of land, and the impacts of those uses, rather than the control of processes or emissions themselves.”</i></p>

				<i>judgement of the impact on the development to be made. Development will not be approved if the acceptable levels as set out in the national air quality strategy are likely to be exceeded.</i> ” An absence of compulsory purchase powers and policy is not likely to improve air quality.				
15). To achieve sustainable levels of prosperity and economic growth.	?	?	?	Locations within the District that would benefit in prosperity and economic growth by new developments would be identified as such in compulsory purchase policy. This would enable certain developments to be appropriately sited so as to profit particular areas that are in need of achieving sustainable levels of prosperity and economic growth. A situation where there is no compulsory purchase policy could see the development of sites that are more suitable for one use developed for another. This could result from certain uses, such as B1, being located in areas where land and rents are cheaper, rather than on sites where economic and employment opportunities are needed.	✓✓	✓✓	✓✓	In order to promote or improve the economic well-being of an area; the council can compulsorily purchase land. Identified sites for the development of employment uses, will promote growth and improve business development. The use of brown field land and available sites in town centres for A1, A2, A3 and D2 uses, promote growth in key sectors by enhancing consumer choice. The compulsory purchase of land for specific uses also <i>“encourage(s) investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment”</i> (PPS6 – Planning for Town Centres).

Sustainability Objective	Option – C – Set the framework to ensure that employment, residential, recreational and environmental enhancements for the district can be brought forward using compulsory purchase powers
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	Performance Short, Medium and Long Term			Commentary/ Explanation
Overarching Objective 1) To ensure the delivery of high quality sustainable communities where people will want to live and work.				
2) Create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion.	✓	✓	✓	<p>This objective can be met by using compulsory purchase powers in the creation and suitable location of recreational facilities in areas where crime and/or fear of crime is a problem. Suitable and problem specific recreation facilities can be developed in order to improve community cohesion and social well-being as well as offering an alternative to those behaving anti-socially. Despite this, the creation of safe environments is more of a design issue. PPG3 – Housing states a requirement of Local Planning Authorities to, <i>“promote design and layouts which are safe and take into account of public health, crime prevention and community safety considerations.”</i> Similarly, ‘By Design: Better Places to Live’ highlights the need for natural surveillance and the creation of active</p>

				neighbourhoods through the design and layout of buildings, a mix of dwelling types and the creation of “ <i>connected movement networks.</i> ”
3). Protect and enhance the Greenbelt throughout the District of Rochford.	✓✓	✓✓	✓✓	A framework that ensures the delivery of environmental enhancements by using compulsory purchase powers, directly meets the objective of enhancing the green belt throughout the District. Compulsory purchase powers can designate specific potential sites to enhance the green belt where needed and maintain and protect where relevant.
4). To provide everybody with the opportunity to live in a decent home.	✓✓	✓✓	✓✓	Compulsory purchase powers can ensure the creation of residential enhancements within the District as per this option. In areas of particular relevance regarding the shortfall of the housing stock, sites can be designated for suitable and appropriate development. It is stated in the core strategy, that “ <i>the council...may consider using such (compulsory purchase) powers to ensure sustainable and long-term development opportunities for residential purposes.</i> ” The use of compulsory purchase powers to ensure residential enhancements can be used to combat the District’s affordable housing shortfall (1558 dwellings in 2004) and the current situation of concealed households (75% have inadequate income to buy and 67% can not afford to rent privately) in order to designate sites for tenure and density specific residential development.

5). To promote town centre vitality and viability.	✓✓	✓✓	✓✓	PPS6 – Planning for Town Centres, states that Local Planning Authorities should, “(ensure) <i>that communities have access to a range of main town centre uses and that deficiencies in provision in areas with poor access to facilities are remedied.</i> ” This can be ensured by the designation of brown field sites in town centres for specifically town centre uses by the use of compulsory purchase powers, as stipulated in PPG13 – Transport; stating that town centres should be the preferred locations for new retail and leisure developments.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	✓✓	✓✓	✓✓	The use of compulsory purchase powers to ensure employment and environmental enhancement directly meets the objective of conserving and enhancing the biological and geological diversity of the District’s environment. Compulsory purchase powers can designate specific relevant sites for appropriate development where they are needed. Despite this, policy NR4 of Rochford’s Replacement Local Plan, already states a requirement to incorporate biodiversity into new development; “ <i>applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other</i>

				<i>aquatic features.”</i>
7). To promote more sustainable transport choices both for people and moving freight.	✓	✓	✓	Policy TP5 of Rochford District's Replacement Local Plan specifies that, <i>“development must be well related to existing public transport infrastructure, particularly in rural areas.”</i> Nationally, in PPG13 there is a requirement; <i>“to promote more sustainable patterns of development and make better use of previously developed land, the focus for additional housing should be existing towns and cities. PPG3 requires Local authorities to place the needs of people before ease of traffic movement...and to seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport...”</i> With this guidance and the above policy in mind, compulsory purchase powers can designate suitable potential sites for appropriate developments in locations that are well supported by sustainable transport choices. Despite this, the option of bringing forward such enhancements by compulsory purchase powers is unlikely to contribute to the specific promotion of more sustainable transport choices; rather new developments being well supported.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public	✓	✓	✓	The setting of a framework to ensure that recreational enhancements for the District can be brought forward using compulsory purchase powers further enables the designation of sites to meet this objective. PPG13 states that, <i>“the likely availability and</i>

transport, walking and cycling.			<p><i>use of public transport is a very important ingredient in delivering locational policies designed to reduce the need for travel by car.</i>” PPG13 also states that town centres should be the preferred locations for new retail and leisure developments as they have existing established public transport networks.</p>
9). To improve the education and skills of the population.	✓	✓	<p>✓</p> <p>In setting a framework to ensure employment enhancements by using compulsory purchase powers, it is worthy to note that PPG4 – Industrial, Commercial Development and Small Firms, states of specific sites to meet specific needs, <i>“In allocating land for industry and commerce, planning authorities should be realistic in their assessment of the needs of business...they should ensure that there is a variety of sites available to meet differing needs.”</i> Current educational attainment statistics in the District show that 55.4% of 15 year olds in Local Authority schools are achieving 5 or more GCSEs at Grade A* - C or the equivalent thereof whereas national PSA targets highlight 60% of pupils to achieve 5 or more GCSEs or equivalent by 2008. The Department for Education and Skills: Five Year Strategy for Children and Learners, specifies a greater emphasis on improving existing schools rather than creating new ones. The objective within this strategy of creating 200 academies by 2010 - and more new schools, is of relevance only in</p>

				areas with inadequate existing secondary schools, therefore the use of compulsory purchase powers in order to improve the education and skills of the population is not required.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	✓	✓	✓	In setting a framework ensuring environmental enhancements for the District are brought forward using Compulsory Purchase Powers, certain sites can be purchased for the development of certain uses that will not conflict with the District's cultural heritage and assets. Rochford District contains 10 conservation areas, 331 listed buildings and 1126 archaeological records. Locations where new development could possibly conflict with these designations or be harmful to local characteristics and distinctiveness can be compulsorily purchased by the council for non-conflicting uses. Where any development occurs in the District's conservation areas or in close proximity to sites or buildings of cultural heritage, specific design implications exist in order to maintain and enhance the areas characteristics and aesthetics. Policy BC1 of the Rochford District Replacement Local Plan states of successful applications for new buildings, <i>"the design and siting of the proposal respects the townscape character, ...(and is) in scale and harmony with adjoining buildings and the area as a whole."</i>
11). To	✓✓	✓✓	✓✓	Compulsorily purchased land and specific

Maintain and enhance the quality of landscapes and townscapes.				designations are frequently used in order to reduce the amount of derelict, degraded and underused land; enhancing townscapes and improving the environmental well-being of the area. The range and quality of the public realm and open spaces will in turn be enhanced through policy NR4 (Biodiversity on development sites) of the District's Replacement Local Plan which states that, <i>"applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features."</i> Previously developed or brown field land can be sought for purchase by the council in order to be designated for open space and environmental purposes, effectively enhancing the quality of landscapes and townscapes.
12). To reduce contributions to climatic change.	0	0	0	The setting of a framework to ensure that employment, residential, recreational and environmental enhancements for the District can be brought forward using compulsory purchase powers is unlikely to result in a reduction of the contributors to climate change such as emissions of greenhouse gases, or reduce energy consumption.
13). To improve water	✓	✓	✓	The setting of a framework to ensure that employment, residential, recreational and

quality.				<p>environmental enhancements for the District can be brought forward using compulsory purchase powers is unlikely to improve water quality, but policy does exist to ensure that water courses do not decline further. Policy PN3 (Potentially polluting uses) of the Rochford District Replacement Local Plan states, <i>“development affecting the water environment and associated lands will only be permitted where it would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.”</i> Despite this, national policy as specified in PPS23 (Planning and Pollution Control) stipulates, <i>“any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to an impact on health, is capable of being a material planning consideration, in so far as it arises or may arise from any land use.”</i> Concerning the role of compulsory purchase powers, PPS23 specifies that, <i>“the planning system...plays an important role in determining the location of development which may give rise to pollution... The planning system should focus on whether the development itself is an acceptable use of land, and the impacts of those uses, rather than the control of processes or emissions themselves.”</i></p>
14). To improve air	0	0	0	The setting of a framework to ensure that employment, residential, recreational and

quality.				<p>environmental enhancements for the District can be brought forward using compulsory purchase powers is unlikely to improve air quality, but policy does exist to ensure that areas of poor air quality do not decline further. National policy as specified in PPS23 (Planning and Pollution Control) stipulates, <i>“any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to an impact on health, is capable of being a material planning consideration, in so far as it arises or may arise from any land use.”</i> Concerning the role of compulsory purchase powers, PPS23 specifies that, <i>“the planning system...plays an important role in determining the location of development which may give rise to pollution...The planning system should focus on whether the development itself is an acceptable use of land, and the impacts of those uses, rather than the control of processes or emissions themselves.”</i></p>
15). To achieve sustainable levels of prosperity and economic growth.	✓✓	✓✓	✓✓	<p>In setting a framework to ensure that employment, residential, recreational and environmental enhancements for the District can be brought forward using compulsory purchase powers, the council can compulsorily purchase land. Identified sites for the development of employment uses, will promote growth and improve business development. The use of brown field land and available sites in town centres for A1, A2, A3</p>

				and D2 uses, promote growth in key sectors by enhancing consumer choice. The compulsory purchase of land for specific uses also <i>“encourage(s) investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment”</i> (PPS6 – Planning for Town Centres). Locations within the District that would benefit in prosperity and economic growth by new developments would be identified as such in compulsory purchase policy. This would enable certain developments to be appropriately sited so as to profit particular areas that are in need of achieving sustainable levels of prosperity and economic growth.
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Rochford Council Core Strategy SEA/SA -

Community, Leisure & Tourism Facilities

Sustainability Objective	Option – A – Protect the green belt without providing any further guidance, leaving it up to central government in its review of Planning Policy Guidance Note 2.				• Option – B – Reduce protection of the green belt to allow for community, tourism and leisure facilities			
	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>	✓	✓	✓	<p>PPG2 states that the construction of new buildings in the green belt can be appropriate if for “essential facilities for outdoor sport and outdoor recreation,” the presence of which enables community cohesion. The creation of recreational facilities can be seen to offer an alternative to those committing crimes and behaving anti-socially. If the delivery of facilities are of a high quality and inclusive design, and follow “Secured by Design” initiatives, then quality of life will not be affected by crime and disorder and residents’ perceptions of them.</p>	✓	✓	✓	<p>A reduction in the protection of the green belt in order to allow greater scope for community, tourism and leisure facilities is very likely to lead to community cohesion and the creation of safer environments. Recreational facilities can be seen to offer an alternative to those committing crimes and behaving anti-socially.</p>
<p>3). Protect and enhance the Greenbelt throughout the District of Rochford.</p>	?	?	?	<p>In following green belt policy as specified in PPG2 and without District interpretations, the construction of new buildings will be deemed inappropriate unless for the purposes of agriculture and forestry, essential facilities for outdoor sport and recreation, limited infilling in existing villages and the limited extension, alteration or replacement of existing dwellings. The latter of these will directly contravene with Policy R2 of the Replacement Local Plan which specifies that</p>	✓	✓	✓	<p>Where this option states of a preference to reduce the protection of the green belt to allow for community and leisure facilities, it is unlikely that there will be any significant change from current policy in PPG2 and Chapter 3 – (Policy R1) of the Rochford District Replacement Local Plan. These state that the use of green belt land for the provision of “essential facilities for outdoor sport and outdoor recreation” is not inappropriate (PPG2) and that planning permission will be allowed for “essential small-scale facilities for</p>

				certain rural settlement areas will see planning applications for extensions treated on their individual merits rather than under Policy R1.				outdoor sport and outdoor recreation in accordance with PPG2” (Policy R1). Policy regarding tourism facilities are currently documented in Policy LT18 of the Rochford District Replacement Local Plan and specifies that the change of use and/or conversion of existing buildings will only be permitted providing the proposal maintains or enhances the rural environment and the landscape character of the area.
4). To provide everybody with the opportunity to live in a decent home.	✓	✓	✓	Under national guidance PPG2, all new residential development is deemed inappropriate in the green belt, except in the infilling of existing villages. In respect of affordable housing, this too is not inappropriate in the green belt as long as it is for local community needs under development plan policies according with PPG3. This is likely to increase the range and affordability of housing for all social groups. Similarly, the limited extension and alteration of existing dwellings is appropriate where it does not result in disproportionate additions over and above the size of the original building which could reduce the number of unfit homes.	✓	✓	✓	A reduction in green belt protection in order to allow for increased community, tourism and leisure facilities is unlikely to affect the opportunity of residents to live in a decent home. Leisure facilities within the green belt, and on the periphery of urban centres, are likely to contribute to an area’s attractiveness and create environments where people will choose to live. Policy LT3 of Rochford’s Replacement Local Plan states that new public playing pitch provision, “should be located where there is convenient access for the local communities” and that “the proposed pitches are for public use.” In providing leisure facilities in green belt locations that are suitably accessible for local communities, scope is increased for building at higher densities with relaxed private green space requirements for new housing. Building at higher densities has implications of increased affordable housing.
5). To promote town centre	✓✓	✓✓	✓✓	PPG2 “maintains the presumption against inappropriate development within Green Belts	?	?	?	With a relaxation of green belt protection in order to allow community, tourism and leisure facilities

vitality and viability.			<p><i>and refines the categories of appropriate development, including making provision for the future of major existing developed sites.”</i></p> <p>In following national guidance PPG2, there is a defined preference in locating development on brown field land rather than in the green belt. This will effectively promote town centre vitality and viability by focussing development in such centres. Concerning leisure facilities, PPG2 does specify that outdoor sports and recreation provision is not inappropriate to be located in green belt locations, providing they are near urban areas. This satisfies the criterion of meeting the needs of the community.</p>				<p>on the periphery of urban areas, town centre vitality and viability is likely to be affected. Where certain leisure facilities are or were located in town centres, it is likely that visitor numbers and users will fall which could affect other commercial activities. However, the green belt as a location for tourism facilities is likely to reinforce town centres, where tourists are likely to use town centre amenities and enhance economies whilst in the locality.</p>
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	?	?	<p>Within the District of Rochford, there is a total of three SSSIs and 175.87ha of ancient woodland. It is noted that 90.25% of the SSSI area is classed in an ‘unfavourable declining’ state. In light of this, a reliance on green belt issues documented in PPG2 is unlikely to address this issue successfully where individual sites and site specific policies are non apparent. Despite this, the development restrictions of green belt policy as stipulated in PPG2 are formulated to conserve natural and semi-natural habitats and enhance species diversity.</p>	?	?	?	<p>Any restriction to green belt protection is likely to have a negative effect on the biological and geological diversity of the area. However, in allowing for community, tourism and leisure facilities, the effects on social and economic development are sure to be positive. Where the extent of relaxation is not specified in the option, it is difficult to assess any likely affects to be had on the conservation and enhancement of the environment. Tourism will no doubt rely on the condition of natural habitats and species of the green belt, yet tourist activity often compromises its amenity and attraction. Where the relaxation of green belt protection enables the viability of tourism, increased protection is needed to secure its vitality and the long term future of tourism as a</p>

								local industry.
7). To promote more sustainable transport choices both for people and moving freight.	?	?	?	The restrictions of new residential development in the green belt under PPG2 enable developments to be located on brown field or available sites within existing centres within the District. This strengthens these centres' public transport provision, viability and use. However, the implications of highly restricted development within existing green belt settlements, creates a likelihood of car dependence where public transport is unviable and cycling / walking impractical. Green belt policy highlights the inappropriateness of industry to be located in areas of the green belt and so they are located in areas that have good access to major transport links which is in itself not sustainable but is environmentally preferable.	?	?	?	A relaxation of green belt protection to allow for community, leisure and tourism facilities will witness an increase in visitors and users to the green belt. This will have to be supported by effective public transport access as well as promotion for other methods of sustainable transport. The location of new facilities and amenities within the green belt in close proximity to existing urban areas supports the notion that they can be accessed in a sustainable way by local users. However, the green belt as a tourist attraction will see visitors travel further distances and by car. An increase in visitors will require improved parking and access facilities for car dependant users where this is the most viable means of transportation. This does not promote more sustainable transport choices and compromises the green belt as a tourist attraction.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	✓✓	✓✓	✓✓	PPG2 stipulates that development will be restricted in the green belt in preference of brown field and available sites in existing (urban) settlements. These settlements are likely to already have established public transport access and be in closer proximity to services enabling walking and cycling to become more viable. 20.6% of the District's population are within 20 minutes of a range of three different sports facility types and 84.93 % of residents think that for their local area, over the past three years, that sport and leisure facilities have got better or stayed the	?	?	?	A relaxation of green belt protection is unlikely in itself to promote public transport, walking and cycling as a means of transportation. Where community and leisure facilities are located within the green belt and in close proximity to settlements, access by walking and cycling becomes increasingly viable especially as 20.6% of the District's population are within 20 minutes of a range of three different sports facility types, reducing the need to travel. The development of areas of the green belt that are easily accessible by existing settlements ensures that where large volumes of people or transport movements are

				same. In the District, a majority 65.2% of residents agree that public transport has got better or stayed the same in the last three years. Concerning accessibility to jobs, it is worth noting that over 65% of residents in employment in the District commute out of the District to work. Similarly, 64.8% travel to work by means of private motor vehicle and only 19.2% by public transport. It is therefore of high importance that those who only travel a short distance to work do so in a sustainable manner and that new developments are situated in close proximity to employment opportunities contributing positively to reducing social exclusion.				likely, the development is located in an area with the most sustainable access. Access to shopping and jobs is unlikely to be affected by this option.
9). To improve the education and skills of the population.	0	0	0	The option of protecting the green belt without providing any further guidance, leaving it up to central government in its review of Planning Policy Guidance Note 2 has little bearing on the objective of improving the education and skills of the population.	?	?	?	In the creation of community, tourism and leisure facilities within green belt locations that are on the periphery of existing settlements, employment opportunities and potential training, become available for the local residents and workforce. A relaxation of green belt policy could see larger scale developments occurring where policy R1 of the Rochford District Replacement Local Plan, already specifying an allowance for “ <i>essential small-scale facilities for outdoor sport and outdoor recreation,</i> ” becomes obsolete.
10). To maintain and enhance the cultural heritage and assets within	✓✓	✓✓	✓✓	PPG2 states that where development and the re-use of buildings is appropriate in the green belt, there are specific design details to preserve and enhance local architectural detailing and distinctiveness and that the form, bulk and general design of the buildings	?	?	?	The District of Rochford’s cultural heritage and assets are unlikely to be affected by a reduction in green belt protection due to the fact that they are influenced directly by building conservation and archaeology policies BC1 and BC6 of the Rochford District Replacement Local Plan and not

<p>the District of Rochford.</p>			<p>are in keeping with their surroundings. The <i>Urban Design Compendium</i> specifies that <i>“the design of individual homes and entire neighbourhoods should be specific to context, based on an understanding of the way the local area looks and works.”</i> Large developments are not appropriate in the green belt and preference is for the redevelopment of brown field land in existing urban areas thus protecting the cultural heritage of rural areas by locating inappropriate development away from them; but not necessarily enhancing them. In the District of Rochford, there are 10 conservation areas with the largest being Rochford at 365,798m². These sites are defined as having ‘special architectural or historic interest, the character of which it is desirable to preserve or enhance.’ Historic, archaeological and cultural protection and enhancement in urban areas is enforced through PPS1 stating that <i>“key objectives should include ensuring that developments respond to their local context and create or reinforce local distinctiveness”</i> and more specific to the locality, in Policy BE1 in the Rochford Replacement Local Plan, <i>“applications for new buildings... will be permitted provided that...the design and siting of the proposal reflects the townscape character... the mass of the proposal is in scale and harmony with adjoining buildings</i></p>			<p>policies relating specifically to the green belt. With a relaxation of green belt protection, buildings or areas that are designated as important in regards to heritage could well become important for the tourism industry under this option. Such cultural assets rely on their maintenance and enhancement as well as design controls that affect their locality and reinforce distinctiveness. PPS1 states that <i>“key objectives should include ensuring that developments respond to their local context and create or reinforce local distinctiveness”</i> and policy BC3 of the Rochford District Replacement Local Plan, <i>“changes of use to a listed building will not be permitted if they adversely affect important architectural or historic features, either internal or external, which contribute to its character, to the scale and proportions of the building or to the preservation of its setting.”</i> There is a likelihood that increased tourist activity in such areas and to certain buildings could result in their decline and the spoil of amenity.</p>
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				<i>and the area as a whole... the proposal uses appropriate architectural detailing...(and) the external materials are appropriate to the character of the area."</i>				
11). To Maintain and enhance the quality of landscapes and townscapes.	✓✓	✓✓	✓✓	PPG2 states within the five purposes of including land in the green belt; <i>"to preserve the setting and special character of historic towns"</i> and similarly, <i>"to prevent neighbouring towns from merging into one another."</i> This latter principle is addressed in sub-section 4.2 of the Rochford District Core Strategy entitled, 'The Green Belt & Strategic Gaps Between Settlements.' Alternatively, in locating development away from the green belt and in existing urban settlements, the quality of rural landscape is maintained. PPG2 specifies further the use of land in the green belt in order to <i>"retain attractive landscapes, and enhance landscape, near to where people live"</i> and <i>"to provide opportunities for access to the open countryside for the urban population."</i> Where green belt land is continuously protected, regardless of its landscape value, development within urban areas is similarly restricted in Rochford's 10 conservation areas. Development objectives should include ensuring that developments respond to their local context and create or reinforce local distinctiveness regarding design, siting, mass, detailing and external materials.	X	X	X	In restricting the protection of the green belt, negative implications on the quality of landscape are likely to occur where new buildings for leisure purposes are erected and from an increase in tourist activity. Effective and sympathetic landscaping around new buildings and community and leisure facilities is vital. Policy NR4 of the Rochford District Replacement Local Plan specifies of biodiversity on development sites, <i>"applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features."</i> This seeks to enhance the quality of landscapes and is particular relevance and benefit to any development within the green belt.
12). To reduce	0	0	0	Policy as specified in PPG2 is unlikely to	0	0	0	This option does not address questions of

contributions to climatic change.				address questions of reducing emissions of greenhouse gasses by reducing energy consumption; however the presence of green land and flora is likely to contribute positively to cleaner air.				reducing emissions of greenhouse gasses by reducing energy consumption. The presence of green land and flora is likely to contribute positively to cleaner air and where development occurs in the green belt, sustainable methods of transportation are needed to be promoted as an alternative to the use of private motor vehicles.
13). To improve water quality.	0	0	0	PPG2 contains no specific details on water or the improvement of water quality.	0	0	0	This option contains no specific details on water or the improvement of water quality.
14). To improve air quality.	0	0	0	PPG2 does not specify directly the requirement to improve air quality; however the presence of green land and flora is likely to contribute positively to cleaner air.	?	?	?	This option does not specify directly the requirement to improve air quality; however the presence of green land and flora is likely to contribute positively to cleaner air and where development occurs in the green belt, sustainable methods of transportation are needed to be promoted as an alternative to the use of private motor vehicles.
15). To achieve sustainable levels of prosperity and economic growth.	✓	✓	✓	The restrictive nature of development control within the green belt enables development to be located in existing centres. This subsequently reinforces these settlements as growth and prosperity is promoted. Where businesses are located in close proximity to rivals and each other, it is generally assumed that this improves the market and improves business development.	✓	✓	✓	The relaxation of green belt protection in order to allow for community, tourism and leisure facilities is likely to successfully achieve the objective of achieving sustainable levels of economic growth. Where the green belt is effectively a tourist attraction, it is potentially a sustainable industry where tourist activity does not start to detract from the aesthetic amenity and compromise its sustainability. Leisure facilities are similarly probable to increase local prosperity through the formulation of jobs and the influx of visitors and users to the locality.

Sustainability Objective	Option – C – No policy on this issue, as it is currently not a major factor in the district			Option – D – Provide a policy dealing with community, leisure and tourism proposals, which will provide clarity for developments, particularly within the Green Belt.				
	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	The option of no policy on community facilities suggests that there are to be no new, or improvements to existing, community facilities incorporated into the District. This would have implications on crime and disorder and the fear of crime, where community facilities offer alternatives to those who commit crimes or behave anti-socially. Socially, the presence of community and leisure facilities can help to create community cohesion. ‘The home buyer’s guide’ (Alex Ely, CABE and BDP, 2004) states that, <i>“features that might help unite the community could include play areas, a gym and health</i>	?	?	?	The provision of a policy dealing with community, leisure and tourism proposals, which will provide clarity for developments, particularly within the Green Belt, is likely to have a positive effect on the objective of creating safe environments with community cohesion. ‘The home buyer’s guide’ (Alex Ely, CABE and BDP, 2004) states that, <i>“features that might help unite the community could include play areas, a gym and health facilities.”</i> A policy that deals with community and leisure facilities will provide clarity as to whether these amenities will be provided for the benefits of residential communities and their safety. Community and leisure facilities can offer

				<i>facilities.”</i>				alternatives to those who commit crimes or behave anti-socially. Despite this, it is unclear whether or not this policy to be provided will have positive or negative implications on Objective 2 without any further details especially surrounding the Green belt.
3). Protect and enhance the Greenbelt throughout the District of Rochford.	✓	✓	✓	The option of no policy on community, leisure and tourism facilities will see the protection of green belt land where certain leisure facilities, such as playing pitch provision, are only viable in such locations. Similarly, the adoption of no policy on tourism will protect the green belt from added buildings being erected, changes of use of buildings, parking and the pressures on the land from tourist activity arising from the movement of large numbers of people.	?	?	?	<p>The provision of a policy dealing with community, leisure and tourism proposals, which will provide clarity for developments, particularly within the Green Belt, is likely to have large implications on the objective of protecting the Green belt. The objectives of the greenbelt identified in Planning Policy Guidance 2 – Greenbelts includes;</p> <ul style="list-style-type: none"> • to provide opportunity for access to an open countryside for the urban population; • to provide opportunity for outdoor sport and outdoor recreation near urban areas; • to retain attractive landscapes and enhance landscapes near to where people live; • To improve damaged and derelict land around towns; • To secure nature conservation interest; and • To retain land in agricultural, forestry and related uses. <p>With this in mind, a policy is needed to determine area specific locations within the Green belt where potentially conflicting areas of need arise, such as for protection or for recreation. At this</p>

								stage though however, further details have not been included as to what clarifications this policy might contain.
4). To provide everybody with the opportunity to live in a decent home.	X	X	X	No policy on community, leisure and tourism facilities is unlikely to affect the provision of decent homes. Proximity to community and leisure facilities can create better living environments and help enforce social cohesion, yet is unrelated to the state of the housing stock; the range and affordability of housing or the reduction of numbers of unfit homes.	?	?	?	In assessing decent homes it is relevant to include local services, and this actively involves the provision of community, leisure and tourism facilities. Concerning the option of the provision of a policy dealing with community, leisure and tourism proposals, which will provide clarity for developments, particularly within the Green Belt it is uncertain whether or not these amenities will be provided without specifying particular areas within the District. It is noteworthy however that within the Core Strategy, <i>“there is reasonable level of community and leisure facilities in the district, concentrated around the existing urban areas. In rural areas facilities area of a lower level and generally of a poorer quality. It is intended that development can help to redress this imbalance in certain circumstance.”</i>
5). To promote town centre vitality and viability.	X	X	X	Where there is no policy on community, leisure and tourism facilities, town centres and specifically historic town centres such as at Rayleigh, will not benefit from the economic growth and vitality that these services and the tourism industry can bring. Any policy that would direct these facilities into the town centre would cause an influx of people into such centres and the potential to use other services.	?	?	?	It is stated within PPS6 that hotels are considered to be a town centre use. With this in mind, town centre vitality will be promoted by a policy that specifies this. However, within the core strategy it is documented that throughout the District there are few tourist attractions, other than the natural environment as well as virtually no overnight accommodation within rural areas, strengthening the need for Green belt clarity within policy. It is further thought within PPS6 that there is a need for bed and breakfast and guesthouse accommodation. Concerning leisure facilities,

								town centre vitality and viability can benefit from suitable development; however the impacts on this objective are uncertain where the option does not specify particular types and forms of leisure activity or particular areas. Where leisure and tourist facilities are located in rural locations, this may cause the demise of local centres in the instance of people bypassing town centres for rural amenities.
6). To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development.	X	X	X	The option of no policy on community, leisure and tourism facilities is likely to have limited impact on the current biological and geological diversity of the environment. However, the introduction of community and leisure facilities can create environments that benefit social and economic development and if designed and landscaped appropriately, can enhance local biodiversity in built up areas. Within the District there is a total of 3 SSSIs and 175.87ha of ancient woodland, 59 County Wildlife Sites and 4 LNRs. Two out of the three SSSIs within the District, 90.25% of the SSSI area, is in an 'unfavourable declining' state. A policy on community, leisure and tourism facilities could create investment and increased economic vitality to such areas where conservation and enhancement is needed through effective and sustained maintenance in order to safeguard its viability and sustainability.	?	?	?	The effects of an option specifying the provision of a policy dealing with community, leisure and tourism proposals on objective 6 is uncertain where locations of new community, leisure and tourist facilities within the district are not specified within this option. The implications of Option D are dependant upon the nature and extent of the policy's integration of environmental, social and economic development. Within the District there is a total of 3 SSSIs and 175.87ha of ancient woodland, 59 County Wildlife Sites and 4 LNRs. Two out of the three SSSIs within the District, 90.25% of the SSSI area, is in an 'unfavourable declining' state. Where certain facilities are located within certain areas, development of these facilities can be seen to be detrimental to local biodiversity. Similarly, the development of the natural environment for tourism can be seen to compromise its amenity where there is an influx of people and their movement.
7). To promote more	0	0	0	This option is unlikely to generate any increase in sustainable transport promotion	?	?	?	The relevance of transport provision on a policy dealing with community, leisure and tourism

sustainable transport choices both for people and moving freight.				where no new facilities are being created that would need its support. A policy promoting and delivering community, leisure and tourism facilities would need to be supported by improved public transport access and sustainable transport choices in order to accommodate large or increased movements of people to and from the facilities. Where no policy on community, leisure and tourism facilities exists, improvements to sustainable transport choices are similarly unlikely to be promoted or delivered.				proposals is vital in determining its sustainability and viability. However the effects of Option D on Objective 7 are uncertain where the location of development is not specified. Therefore, the degree to which sustainable transportation choices are promoted is potentially limited.
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	X	X	X	Where there is no policy on community, leisure and tourism facilities or the creation of new facilities, there is no need for the provision of public transport, walking and cycling to support them. Similarly, where there is no policy on community, leisure and tourism facilities there is going to be no specific policy to stipulate that they must be accessible by sustainable methods.	?	?	?	PPS13 Para. 6 (2), states, <i>“locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.”</i> It is mentioned in the Draft Core Strategy, <i>“that there is a reasonable level of community and leisure facilities in the District, concentrated around urban areas. In rural areas facilities are of a lower level and generally of a poorer quality. It is intended to redress this imbalance in certain circumstances.”</i> The relevance of transport provision on a policy dealing with community, leisure and tourism proposals is vital in determining its sustainability and viability. However the effects of Option D on Objective 7 are uncertain where the location of development is not specified. Therefore, the degree to which sustainable transportation choices are promoted is potentially limited.

9). To improve the education and skills of the population.	0	0	0	The lack of provision of new community, leisure and tourism facilities is not relevant to the improvement of the education and skills of the population.	?	?	?	The effects of the provision of a policy dealing with community, leisure and tourism proposals, which will provide clarity for developments, particularly within the Green Belt, on Objective 9 is uncertain where the type of facility promoted within the option is not specified.
10). To maintain and enhance the cultural heritage and assets within the District of Rochford.	0	0	0	Tourism facilities can attract new visitors and users into settlements increasing the potential for economic development and enhancing local economies. Such monies can be used for the maintenance and enhancement of cultural heritage and assets, especially where tourist activity and the movement of visitors can be seen to compromise the amenity and attraction. New community and leisure facilities need to be designed sensitively in areas of cultural heritage and <i>“developments (should) respond to their local context and create or reinforce local distinctiveness”</i> (PPS1, Sustainable Development). Where no policy exists, cultural heritage and assets within the District of Rochford are neither to benefit nor suffer from community, leisure and tourism facilities incorporated in their vicinity.	?	?	?	The effects of the provision of a policy dealing with community, leisure and tourism proposals, which will provide clarity for developments, particularly within the Green Belt, on Objective 10 is uncertain where the type of facility promoted within the option is not specified. The implications of Option D are dependant upon the nature and extent of the policy’s integration of environmental, social and economic development. Where certain facilities are located within certain areas, development of these facilities can be seen to be detrimental to cultural heritage. Similarly, the development of the cultural heritage sites or conservation areas for tourism can be seen to compromise its amenity where there is an influx of people, their movement and increased traffic.
11). To Maintain and enhance the quality of	✓	✓	✓	Landscapes and townscapes can be said to benefit from a lack of policy on community, leisure and tourism facilities where the provision of new facilities would increase	?	?	?	The effects of a policy that deals with community, leisure and tourism proposals, on Objective 11 is uncertain where the extent to which the policy seeks to ensure community, leisure and tourism

landscapes and townscapes.				vehicle numbers and movements of a larger amount of people are detrimental to an area's aesthetics and attraction. However, the increase in economic activity that community, leisure and tourism facilities would create, increases the potential for monies to be spent on the maintenance and enhancement of these landscapes and townscapes. Community facilities can be seen to enhance townscapes and urban landscapes through open space provision, play areas and play streets in new residential developments.				facilities are in keeping with local landscapes and townscapes is not identified. Where certain facilities are located within certain areas, development of these facilities can be seen to be detrimental to landscape and townscape quality. Similarly, the development of landscapes and townscapes as the predominant tourist attraction can be seen to compromise its amenity where there is an influx of people and their movement.
12). To reduce contributions to climatic change.	?	?	?	Where leisure and tourism facilities will increase vehicle numbers in a given area, no new facilities, as specified in this option, ensure that emissions contributing to climatic change are not increased. The provision of certain community facilities however, can be seen to reduce contributions to climatic change. Well landscaped communal and public open spaces can contribute to cleaner air and the creation of play streets in new residential developments can be seen to combat car dependency.	?	?	?	The effects of a policy that deals with community, leisure and tourism proposals, on Objective 12 is uncertain where types of facility are not mentioned within this option. Certain facilities need to be located, where possible, in close proximity to their market, in order to reduce the need for travel. PPS13 Para. 6 (2), states, <i>"locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling."</i>
13). To improve water quality.	0	0	0	Any policy or lack thereof, on community, leisure and tourism facilities, is unlikely to affect water quality or its improvement in the District.	?	?	?	The effects of a policy that deals with community, leisure and tourism proposals, on Objective 13 is uncertain where types of facility are not mentioned within this option.
14). To improve air quality.	?	?	?	Where no policy exists on community, leisure and tourism, no new facilities will be sought for development in the District. If this is the case, then no increases in vehicular flows will	?	?	?	The effects of a policy that deals with community, leisure and tourism proposals, on Objective 14 is uncertain where types of facility are not mentioned within this option. Certain facilities

				occur that would be detrimental to air quality, however air quality would not be improved. Policies on community facilities can be seen as beneficial in improving air quality where new open green space is incorporated into urban areas.				need to be located, where possible, in close proximity to their market, in order to reduce the need for travel. PPS13 Para. 6 (2), states, <i>“locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.”</i>
15). To achieve sustainable levels of prosperity and economic growth.	0	0	0	Industries such as leisure and tourism are good instruments in improving sustainable levels of prosperity and economic growth. Where there is no policy on the creation of such new facilities, current levels of prosperity are unlikely to be hindered, yet growth will not be promoted in potentially key sectors.	?	?	?	The effects of this option on the objective of achieving sustainable levels of prosperity and economic growth are uncertain where the types and preferred locations of facilities are not specified. Where leisure and tourist facilities are located in rural locations, this may cause the demise of local centres in the instance of people bypassing town centres for rural amenities. PPS7 states that <i>“there is a strong presumption that such (tourism and leisure) facilities will be developed in existing centres.</i> Similarly, it is mentioned in the Draft Core Strategy, <i>“that there is a reasonable level of community and leisure facilities in the District, concentrated around urban areas. In rural areas facilities are of a lower level and generally of a poorer quality. It is intended to redress this imbalance in certain circumstances.”</i>

Sustainability Objective	Option – A – No Gypsy or Traveller Site to be identified in the green belt because there are no acceptable locations			Option – B – Accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD				
	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.	?	?	?	The option of no Gypsy or Traveller Site to be identified in the green belt because there are no acceptable locations could create problems of unauthorized encampments that can be harmful to neighbouring housing developments. The Rochford District Replacement Local Plan Chapter 2 – Housing, states that, <i>“The Council has agreed to abide by the Essex County Council Code for Travellers in Essex, but will take enforcement action against the use of unauthorised and inappropriate sites. There is no provision within the district for temporary</i>	XX	XX	XX	The Rochford District Replacement Local Plan identifies that, <i>“Rochford District Council is in a unique position. All of the land within the district is designated as green belt, residential or is controlled by the Ministry of Defence.”</i> The implication of this, as well as green belt development controls, is that existing residential areas are the most suitable locations for a new Gypsy and Traveller site. Currently, an option that specifies that accommodation needs for Gypsies and Travellers will be met by identifying an existing residential area for a site is likely to have negative implications on the objective of

				<p><i>Gypsy accommodation. However, a 25 pitch site is available in a neighbouring authority, run by Essex County Council, which caters for the needs of the Council.</i>” The Code for Travellers in Essex, stipulates that travellers will be moved on unless, <i>“the occupation of any land shall not have a serious affect on the amenities, otherwise cause nuisance to the occupants of any adjacent property...No damage shall be caused to any property, fences, trees etc on that or adjacent land... The behaviour of the travellers to other people shall be acceptable i.e. no intimidation especially where this constitutes a hazard to public health...”</i> The details of this highlight that any activity of the travellers should not undermine the quality of life or community cohesion of neighbouring communities, however the option fails to directly address 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>creating safe environments where crime and disorder do not undermine the quality of life or community cohesion. Residential areas that have been created as per designing out crime specifications would suffer from the incorporation of a Gypsy or Traveller site within its curtilage. Design specifics would be upset with the introduction of additional properties, however permanent, post determination of the design scheme and solution. Features such as access, and surveillance are bound to be compromised by the introduction of a Gypsy and Traveller Site unless suitably located and planned for prior to the development’s construction. The behaviour of Gypsies and Travellers is also mentioned in Circular 01/06 Planning for Gypsy and Traveller Caravan Sites, <i>“Creating and sustaining strong communities, for the benefit of all members of society including the gypsy and traveller community, is at the heart of the Government’s Respect agenda... They will also require effective enforcement action to tackle the poor behaviour of some individuals and families. We recognise the conflict and distress associated with unauthorised encampments, and the anti-social behaviour that sometimes accompanies such sites.”</i></p>
3). Protect and	✓	✓	✓	The Rochford District Replacement Local	✓	✓	✓	An option that specifies that accommodation

<p>enhance the Greenbelt throughout the District of Rochford.</p>			<p>Plan Chapter 2 – Housing, states that, <i>“there is no provision within the district for temporary Gypsy accommodation. However, a 25 pitch site is available in a neighbouring authority, run by Essex County Council, which caters for the needs of the Council”</i> which is accurate to Option A. Furthermore, it is documented in the Rochford District Replacement Local Plan that, <i>“Rochford District Council is in a unique position. All of the land within the district is designated as green belt, residential or is controlled by the Ministry of Defence. Gypsies must therefore demonstrate that they have considered alternative sites outside the green belt, such as within residential areas or under the jurisdiction of other local planning authorities.”</i> With this in mind, the objective of protecting the Greenbelt is successfully adhered to. Policy HP22 – Gypsy Sites of this Local Plan specifies that applicants for Gypsy Sites must demonstrate that they have considered non-Greenbelt sites. Once this is established, the local planning authority will have regard to certain criteria in considering applications made by Gypsies for private sites for settled occupation; this includes <i>“the practicability of adequately screening (where accepted) any working or storage areas by establishing new or maintaining or reinforcing existing plantations or mounds”</i> and <i>“the protection of the best and most versatile agricultural land,</i></p>			<p>needs for Gypsies and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD, the Greenbelt is effectively safeguarded from Gypsy and Travellers encampments (apart from unauthorised sites that may arise there). Issues of permanence also arise from this option. It is difficult to determine whether Gypsies and Travellers are looking for temporary or permanent sites without addressing some level of communication between them and planning authorities. Residential locations may not be appropriate for permanent sites. Circular 01/06 Planning for Gypsy and Traveller Caravan Sites states that, <i>“The Government recognises that many gypsies and travellers wish to find and buy their own sites to develop and manage. An increase in the number of approved private sites may also release pitches on local authority sites for gypsies and travellers most in need of public provision”</i> and <i>“sites are needed for gypsies and travellers who are unable to buy and develop their own sites, or prefer to rent, and to provide transit sites and emergency stopping places where gypsies and travellers may legally stop in the course of travelling.”</i></p>
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				<i>historic woodlands, ancient landscapes, wildlife habitats or areas designated for their special scientific interest.</i>				
4). To provide everybody with the opportunity to live in a decent home.	X	X	X	An option regarding no identified Gypsy or Traveller Sites is unlikely to provide everybody with the opportunity to live in a decent home in that it will neither increase the range and affordability of housing for all social groups nor reduce the number of unfit homes.	?	?	?	It is stated in Government Circular 01/06 Planning for Gypsy and Traveller Caravan Sites that <i>“this Circular should be seen in the context of the Government’s key objective for planning for housing – to ensure that everyone has the opportunity of living in a decent home”</i> and furthermore, <i>“the aim is to ensure that plans properly reflect the needs and aspirations of all sectors of the community. In the case of gypsies and travellers, such early engagement should help in the identification of suitably located sites and a reduction in unauthorised encampments and developments.”</i> The option that specifies that accommodation needs for Gypsies and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD, seeks to provide everybody with the opportunity to live in a decent home. Despite this, the needs of Gypsies and Travellers need to be taken into account at an early stage. It may be desirable for councils to allocate these sites on land that is under-used however these sites may be inappropriate for the needs of those who will be using it. The use of an existing residential area may not meet timescale requirements of Gypsies and Travellers who are seeking permanent locations in order to set up businesses, <i>“sites are needed for gypsies and</i>

								<i>travellers who are unable to buy and develop their own sites, or prefer to rent, and to provide transit sites and emergency stopping places where gypsies and travellers may legally stop in the course of travelling” (Circular 01/06 Planning for Gypsy and Traveller Caravan Sites). Similarly, residential sites may not be appropriate in terms of the safety of existing residents, “Local planning authorities should, wherever possible, identify in their DPDs gypsy and traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and their children, and neighbouring residents” (Circular 01/06).</i>
5). To promote town centre vitality and viability.	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on the objective of promoting town centre vitality and viability.	0	0	0	An option that specifies the accommodation needs for Gypsy and Travellers has little bearing on 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	X	X	X	With an absence of Gypsy and Traveller Sites in the District, and an option of none identified in the green belt due to there being no acceptable locations; there is an increased possibility of the emergence of unauthorised encampments. It is stated in HP22 that <i>“the local planning authority will have regard to the following criteria in considering applications made by Gypsies for private sites for settled</i>	X	X	X	An option that specifies the accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD is unlikely to conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development. Policy HP22 – Gypsy Sites, of the Rochford

and economic development.				<p><i>occupation: The practicability of adequately screening (where accepted) any working or storage areas by establishing new or maintaining or reinforcing existing plantations or mounds” and “the protection of the best and most versatile agricultural land, historic woodlands, ancient landscapes, wildlife habitats or areas designated for their special scientific interest.”</i> It can be assumed therefore that unauthorised encampments fail to consider these criteria and also the objective of conserving and enhancing the biological and geological diversity of the environment as an integral part of social, environmental and economic development.</p>				<p>District Replacement Local Plan states that, “<i>the local planning authority will have regard to... the protection of the best and most versatile agricultural land, historic woodlands, ancient landscapes, wildlife habitats or areas designated for their special scientific interest.</i>” With this in mind, the identification of an existing residential site will successfully meet objective 6, however it is unclear and as yet unspecified, the implications of the Gypsy Site on biodiversity within this residential area or any conservation or offsetting measures. Despite this, Circular 01/06 Planning for Gypsy and Traveller Caravan Sites, states that, “<i>Local authorities have discretion to dispose of land for less than best consideration where it will help to secure the promotion or improvement of the economic, social or environmental well-being of the area, as set out in ODPM Circular 06/03.</i>”</p>
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight.	0	0	0	An option of accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD has little bearing on the objective to promote more sustainable transport choices both for people and moving freight.
8). Promote accessibility to	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are	0	0	0	An option of accommodation needs for Gypsy and Travellers will be met by identifying in an

jobs, shopping, leisure facilities and services by public transport, walking and cycling.				no acceptable locations has little bearing on the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.				existing residential area for a site and formally specifying it in the Allocations DPD has little bearing on the objective to promote 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	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on the objective of improving the education and skills of the population.	?	?	?	Circular 01/06 Planning for Gypsy and Traveller Caravan Sites, states that, <i>“Gypsies and Travellers are believed to experience the worst health and education status of any disadvantaged group in England. Research has consistently confirmed the link between the lack of good quality sites for gypsies and travellers and poor health and education.”</i> With this in mind, an option of accommodation needs for Gypsy and Travellers being met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD, is unlikely to improve the education and skills of the population. Before this option can be suitably appraised against this objective, details are needed of the site in terms of its appropriateness for long term use, <i>“A more settled existence can prove beneficial to some gypsies and travellers in terms of access to health and education services, and employment, and can contribute to greater integration and social inclusion within local communities.”</i> These benefits will not be provided in the form of temporary sites in residential areas.
10). To maintain and enhance the cultural heritage	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on	0	0	0	The option of accommodation needs for Gypsy and Travellers being met by identifying in an existing residential area for a site and formally

and assets within the District of Rochford.				the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford.				specifying it in the Allocations DPD, is unlikely to affect the cultural heritage and assets within the District of Rochford due to strict design policy within these, often designated, areas. Planning Objective B1 of the Rochford District Replacement Local Plan Chapter 7 – Building Conservation and Archaeology, states the aim, <i>“to protect and enhance the historic character of settlements, particularly within the conservation areas and to ensure the retention of all listed buildings, their settings and Scheduled Monuments.”</i>
11). To Maintain and enhance the quality of landscapes and townscapes.	X	X	X	With an absence of Gypsy and Traveller Sites in the District, and an option of none identified in the green belt due to there being no acceptable locations; there is an increased possibility of the emergence of unauthorised encampments. It is stated in HP22 that <i>“the local planning authority will have regard to the following criteria in considering applications made by Gypsies for private sites for settled occupation: The practicability of adequately screening (where accepted) any working or storage areas by establishing new or maintaining or reinforcing existing plantations or mounds”</i> and <i>“the protection of the best and most versatile agricultural land, historic woodlands, ancient landscapes, wildlife habitats or areas designated for their special scientific interest.”</i> It can be assumed therefore that unauthorised encampments fail to consider these criteria and also the	X	X	X	An option that specifies the accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD is unlikely to see the maintenance and enhancement of the quality of landscapes and townscapes. Policy HP22 – Gypsy Sites, of the Rochford District Replacement Local Plan states that, <i>“the local planning authority will have regard to... the protection of the best and most versatile agricultural land, historic woodlands, ancient landscapes, wildlife habitats or areas designated for their special scientific interest.”</i> With this in mind, the identification of an existing residential site will successfully meet objective 11, however it is unclear and as yet unspecified, the implications of the Gypsy Site on landscapes and townscapes within this residential area or any conservation or offsetting measures. Despite this, Circular 01/06 Planning for Gypsy and Traveller

				objective of maintaining and enhancing the quality of landscapes and townscapes.				Caravan Sites, states that, <i>“Local authorities have discretion to dispose of land for less than best consideration where it will help to secure the promotion or improvement of the economic, social or environmental well-being of the area, as set out in ODPM Circular 06/03”</i> and <i>“authorities should also consider making full use of the registers of unused and under-used land owned by public bodies as an aid to identifying suitable locations. Vacant land or under-used local authority land may be appropriate.”</i>
12). To reduce contributions to climatic change.	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on the objective of reducing contributions to climatic change.	0	0	0	An option of accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD has little bearing on the objective to reduce contributions to climate change.
13). To improve water quality.	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on the objective of improving water quality.	0	0	0	An option of accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD has little bearing on the objective to improve water quality.
14). To improve air quality.	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on the objective of improving air quality.	0	0	0	An option of accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD has little bearing on the objective of improving air quality.

15). To achieve sustainable levels of prosperity and economic growth.	0	0	0	An option of no Gypsy or Traveller Site to be identified in the Greenbelt because there are no acceptable locations has little bearing on the objective of achieving sustainable levels of prosperity and economic growth.	?	?	?	An option of accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD, is unlikely to have a significant effect on the objective of achieving sustainable levels of prosperity and economic growth. Despite this, Circular 01/06 Planning for Gypsy and Traveller Caravan Sites, states that, <i>“Some gypsies and travellers run their businesses from the site on which their caravans are stationed.... Local planning authorities should, wherever possible, identify in their DPDs gypsy and traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and their children, and neighbouring residents. If mixed sites are not practicable, authorities should consider the scope for identifying separate sites for residential and for business purposes in close proximity to one another.”</i> The implications of this on Option B are uncertain. Where the permanence of the site, whether it is to be available for long or short term use, is in question it is unlikely that Gypsies and Travellers will set up businesses; the preference of many Gypsy communities is that of setting up business on secure, long-term purchased or leased sites.
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Rochford Council Core Strategy SEA/SA -

Rural Exceptions

Sustainability Objective	Option – A – No rural exceptions policy, because of potential sustainable development issues with rural housing			• Option – B – For windfall sites, 30% of all units will be required to be affordable. On <i>rural exception</i> sites all the units will be required to remain affordable in perpetuity.				
	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	0	0	0	An option that specifies no rural exceptions policy, because of potential sustainable development issues with rural housing has little bearing on the objective of creating safe environments where crime and disorder or	0	0	0	An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity, has little bearing on the objective of creating safe

does not undermine the quality of life or community cohesion.				fear of crime does not undermine the quality of life or community cohesion.				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.	✓	✓	✓	<p>An option of no rural exceptions policy would safeguard areas of Greenbelt that could be identified for the possible development of affordable housing. Rural exception sites enable Local Planning Authorities to allocate or release small sites within and adjoining existing small rural communities to provide affordable housing to meet local needs, which may be subject to policies of restraint, such as Greenbelt land, and would not otherwise be released for housing. Despite this, Policy HP9 of Rochford Replacement Local Plan identifies that the sensitivity of new development in these areas is imperative; <i>“The LPA will consider proposals for the provision of affordable housing in rural areas subject to:</i></p> <p><i>v. The protection of biodiversity interests on and surrounding the site.”</i></p> <p>This policy seeks to limit the negative environmental implications of building on Green belt land. Option A successfully complies with the strategic role of green belts in that it encourages the recycling of derelict urban land, checks urban sprawl and</p>	?	?	?	<p>An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity is likely to have contrasting implications on the protection and enhancement of the Greenbelt and the generally restrictive nature of its existing policy. A strategic role of green belts is that of assisting the regeneration of urban areas by encouraging the recycling of derelict and other urban land such as windfall sites. Alternatively, they are also designed to safeguard the countryside from encroachment; which is compromised by the encouragement of rural exception sites. Policy HP9 of Rochford Replacement Local Plan does identify however that the sensitivity of new development in these areas is imperative; <i>“The LPA will consider proposals for the provision of affordable housing in rural areas subject to:</i></p> <p><i>v. The protection of biodiversity interests on and surrounding the site.”</i></p>

				safeguards the countryside from encroachment.				
4). To provide everybody with the opportunity to live in a decent home.	XX	XX	XX	<p>The RTPI discussion paper, 'Modernising Green Belts' (May 2002), highlights the problem; <i>"Green belt policy has failed to keep up to speed with the changing planning policy agenda of recent years."</i> This is increasingly relevant in light of Rochford's delivery of affordable housing. The 2004 District Supply / Demand Analysis found that there was a total shortfall of 1558 affordable dwellings across the District. Annually 393 affordable housing units are needed, 291 more than existing supply from re-lets, a new supply requirement significantly greater than current delivery levels. Similarly, 67% of concealed households cannot afford to privately rent and home ownership is beyond the reach of 75% of this demographic, despite nearly 40% of them earning over £25,000 p.a. Policy HP10 of the District Local Plan, identifies that <i>"the LPA will consider proposals for the provision of affordable housing in rural areas subject to:</i></p> <p><i>i. It being demonstrated that there is an identified local need;</i></p> <p><i>ii. It not being possible to satisfy these needs in any other way;</i></p> <p><i>iv. The housing being legally available for</i></p>	✓✓	✓✓	✓✓	<p>An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity is likely to have a positive effect on the objective of providing everybody with the opportunity to live in a decent home. The target of 30% of affordable housing comes from the EERA target for the East of England region and the encouragement of rural exception sites similarly seeks to increase the range and affordability of housing for all social groups. This is ever more significant in light of the 2004 District Supply / Demand Analysis; which found that there was a total shortfall of 1558 affordable dwellings across the District. Annually 393 affordable housing units are needed, 291 more than existing supply from re-lets, a new supply requirement significantly greater than current delivery levels. Similarly, 67% of concealed households cannot afford to privately rent and home ownership is beyond the reach of 75% of this demographic, despite nearly 40% of them earning over £25,000 p.a.</p>

				<p><i>local people in perpetuity.”</i></p> <p>It is the view of the Local Plan that rural exception sites are needed to provide local people with the opportunity to live in a decent home. Rural exception sites similarly increase the range and affordability of housing for all social groups through delivering dwellings below that of the market price due to the land not being able to attract planning permission for any other type of housing.</p>				
5). To promote town centre vitality and viability.	?	?	?	<p>An option of no rural exceptions policy because of potential sustainable development issues can be seen to assist the regeneration of urban areas by encouraging the recycling of derelict and other urban land. This option promotes and enhances existing centres by focussing residential development in them. It is uncertain however whether or not Option A could enhance consumer choice through the provision of range of shopping, leisure and local services. ‘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> This objective is adhered to by Option A and would comply further with creating sustainable development</p>	?	?	?	<p>An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity does not have any significant bearing on the objective to promote town centre vitality and viability. It is unlikely to enhance consumer choice through the provision of a range of shopping, leisure and local services to meet the needs of the entire community. However, where affordable housing on rural exception sites will have no significance on town centre objectives; windfall sites may, provided that they are located within existing town centres. A 30% target of affordable housing on windfall sites could be created within mixed-use and high density developments that are desirable in such locations. ‘A Sustainable Development Framework for the East of England’ (EERA, 2001) states of an aim, <i>“to encourage well-</i></p>

				<p>if there were to be mixed-use developments. PPG3 – Housing states of promoting mixed-use developments, “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.” Similarly, PPG3 states that, “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.”</p>				<p><i>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> This objective is adhered to by Option A and would comply further with creating sustainable development if there were to be mixed-use developments. PPG3 – Housing states of promoting mixed-use developments, “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.”</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>An option that specifies no rural exceptions policy, because of potential sustainable development issues with rural housing 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. It can be viewed that where no new affordable housing will occur on rural exception sites; Objective 6 would be adequately met where biodiversity implications are not compromised by new development. Despite this, Policy HP9 of the District’s Replacement Local Plan identifies</p>	0	0	0	<p>An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity, 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.</p>

				<p>the criteria for which rural exception is acceptable on new green land. It is stated that where new affordable housing is to take place on rural exception sites, sensitivity and biodiversity issues are paramount <i>“The LPA will consider proposals for the provision of affordable housing in rural areas subject to:</i></p> <p><i>i. It being demonstrated that there is an identified local need;</i></p> <p><i>ii. It not being possible to satisfy these needs in any other way;</i></p> <p><i>iii. There being access to local services;</i></p> <p><i>iv. The housing being legally available for local people in perpetuity; and</i></p> <p><i>v. The protection of biodiversity interests on and surrounding the site.”</i></p>				
7). To promote more sustainable transport choices both for people and moving freight.	0	0	0	<p>An option specifying that there is to be no rural exceptions policy, because of potential sustainable development issues with rural housing, has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight. Where developments are located in more preferable, sustainable locations, such as existing town centres and under-used or vacant land, they are unlikely to promote more sustainable</p>	0	0	0	<p>An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity, has little bearing on the objective of promoting more sustainable transport choices both for people and moving freight</p>

				transport choices instead being located in areas where these are already established.				
8). Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	✓	✓	✓	An option specifying that there is to be no rural exceptions policy, because of potential sustainable development issues with rural housing, is likely to drive housing provision to more sustainable existing town centre locations. These locations are sustainable due to the fact that they have easy access to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Rural exceptions site policies enable homes to be provided in small settlements for local people only; who are unable to find affordable housing. They are small schemes of often fewer than 10 dwellings responding only to a specific, proven and identified need. Mixed-use developments on under-used, vacant or derelict land are considered as preferable sustainable developments in the delivery of affordable housing. 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</i>	?	?	?	<p>The notion of rural exception sites can be seen to be detrimental to the objective of promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling where new housing is located in rural areas rather than in preferential urban sites. Despite this however, Policy HP10 of the Rochford District Replacement Local Plan states that, “<i>the LPA will consider proposals for the provision of affordable housing in rural areas subject to:</i></p> <p><i>i. It being demonstrated that there is an identified local need;</i></p> <p><i>ii. It not being possible to satisfy these needs in any other way;</i></p> <p><i>iii. There being access to local services;</i></p> <p><i>iv. The housing being legally available for local people in perpetuity; and</i></p> <p><i>v. The protection of biodiversity interests on and surrounding the site.”</i></p> <p>These criteria explain that rural exception sites will only be identified and developed for local affordable housing needs, after other, more sustainable sites have been considered</p>

				<p><i>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.” Despite this, existing policy surrounding rural exceptions in the District does not ignore the need to deliver sustainable homes. Policy HP10 of the District’s Local Plan identifies that rural exception sites should only be granted permission for the development of affordable housing where certain criteria are met; “The LPA will consider proposals for the provision of affordable housing in rural areas subject to:</i></p> <p><i>i. It being demonstrated that there is an identified local need;</i></p> <p><i>ii. It not being possible to satisfy these needs in any other way;</i></p> <p><i>iii. There being access to local services.”</i></p>				<p>inappropriate. Where affordable housing on rural exception sites will have little significance on accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; windfall sites may, provided that they are located within existing town centres. A 30% target of affordable housing on windfall sites could be created within mixed-use and high density developments that are desirable in such locations. ‘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>” The development of such windfall sites will be able to successfully promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, mainly due to their suitability for development as mixed-use and their location and proximity to services and established sustainable transport networks.</p>
9). To improve the education and skills of the population.	0	0	0	An option that specifies no rural exceptions policy, because of potential sustainable development issues with rural housing has little bearing on the objective of improving the education and skills of the population.	0	0	0	An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity, has little bearing on the objective of improving the education and skills of the population.
10). To	0	0	0	An option that specifies no rural exceptions	?	?	?	The objective of maintaining and enhancing the

<p>maintain and enhance the cultural heritage and assets within the District of Rochford.</p>				<p>policy, because of potential sustainable development issues with rural housing has little bearing on the objective of maintaining and enhancing the cultural heritage and assets within the District of Rochford.</p>			<p>cultural heritage and assets within the District of Rochford is more of a design issue; however where rural exception or windfall sites are identified in close proximity to one of Rochford's numerous heritage designations or archaeological records, the suitability of development will have to be regarded. 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 m². 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 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'</p>
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								(CABE 2002) states that, “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.”
11). To Maintain and enhance the quality of landscapes and townscapes.	0	0	0	An option that specifies no rural exceptions policy, because of potential sustainable development issues with rural housing has little bearing on the objective of maintaining and enhancing the quality of landscapes and townscapes.	?	?	?	The Essex and Southend-on-Sea Replacement Structure Plan (adopted 2004) states in policy NR1, “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.” ‘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.” 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. The objective of maintaining and enhancing the quality of landscapes and townscapes is met where windfall sites are located in existing centres. The development of unspecified urban land for this or any use will enhance the quality of townscapes. It can be argued however, that the development of rural

								exception sites for affordable housing needs will be detrimental to the quality of landscapes. Despite this, the RTPI discussion paper: 'Modernising Green Belts' (May 2002), states of a changing need to develop peripheral areas of the green belt and the countryside; <i>"the outer edges of Green Belts adjoin open countryside. In recent years, declining agricultural viability has encouraged diversification of rural economies, and brought mounting pressure to relax restrictive planning regimes in rural areas."</i> Where there is an identified need for local affordable housing, and the scheme complies with the specifications as set out in Policy HP10 of the Replacement Local Plan, it is worth noting the guidance set out in PPG15 concerning design. 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.	0	0	0	An option that specifies no rural exceptions policy, because of potential sustainable development issues with rural housing has little bearing on the objective of reducing	0	0	0	An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity, has

				contributions to climatic change.				little bearing on the objective of reducing contributions to climatic change.
13). To improve water quality.	0	0	0	An option that specifies no rural exceptions policy, because of potential sustainable development issues with rural housing has little bearing on the objective of improving water quality.	0	0	0	An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity, has little bearing on the objective of improving water quality.
14). To improve air quality.	0	0	0	An option that specifies no rural exceptions policy, because of potential sustainable development issues with rural housing has little bearing on the objective of improving air quality.	0	0	0	An option that specifies that for windfall sites, 30% of all units will be required to be affordable and on rural exception sites all the units will be required to remain affordable in perpetuity, has little bearing on the objective of improving air quality.
15). To achieve sustainable levels of prosperity and economic growth.	✓	✓	✓	The option of no rural exceptions policy, because of potential sustainable development issues with rural housing, is likely to have a positive effect on the objective of achieving sustainable levels of prosperity and economic growth. This is due to the likelihood of alternative affordable housing being located in more sustainable locations, such as existing town centres, rather than rural and often Green belt locations, in order to be supported by jobs and services. PPG3 – Housing, states of promoting mixed-use developments, “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	✓	✓	✓	It can be argued that the development of affordable housing on rural exception sites is contrary to notions of sustainability in that they do not have adequate access to jobs, services or sustainable methods of transportation. Despite this, Policy HP10 of the District’s Local Plan identifies that rural exception sites should only be granted permission for the development of affordable housing where certain criteria surrounding sustainability are met; “The LPA will consider proposals for the provision of affordable housing in rural areas subject to: i. It being demonstrated that there is an identified local need; ii. It not being possible to satisfy these needs in

			<p>such as shopping, offices and leisure especially at ground floor level but opportunities to add housing on upper storeys should be taken.” Despite this, Policy HP10 of the District’s Local Plan identifies that rural exception sites should only be granted permission for the development of affordable housing where certain criteria surrounding sustainability are met; “<i>The LPA will consider proposals for the provision of affordable housing in rural areas subject to:</i></p> <ul style="list-style-type: none"> <i>i. It being demonstrated that there is an identified local need;</i> <i>ii. It not being possible to satisfy these needs in any other way;</i> <i>iii. There being access to local services.”</i> <p>Furthermore, it is contemplated within the RTPI discussion paper, ‘Modernising the Green Belt’ (May 2002), that, “<i>in recent years, declining agricultural viability has encouraged diversification of rural economies, and brought mounting pressure to relax restrictive planning regimes in rural areas... Following the Rural White Paper’s policies to encourage economic diversification in the countryside, the reality is that green belts are now better “protected” against development than the countryside generally, and this is not to their</i></p>		<p><i>any other way;</i></p> <p><i>iii. There being access to local services.”</i></p> <p>Furthermore, it is contemplated within the RTPI discussion paper, ‘Modernising the Green Belt’ (May 2002), that, “<i>in recent years, declining agricultural viability has encouraged diversification of rural economies, and brought mounting pressure to relax restrictive planning regimes in rural areas... Following the Rural White Paper’s policies to encourage economic diversification in the countryside, the reality is that green belts are now better “protected” against development than the countryside generally, and this is not to their environmental or their economic benefit.”</i></p> <p>Windfall sites, where located within urban areas, are likely to adhere to the objective of achieving sustainable levels of prosperity and economic growth, especially if incorporated into mixed use developments; such is desirable in town centre locations. 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</i></p>
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				<i>environmental or their economic benefit.”</i>				<i>should be taken.” Similarly, PPG3 states that, “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>
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