

Appendix 3 – Gypsy and Traveller Sites

A1245 South of Rawreth Lane – Option GT1

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
	Balanced Communities		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure. This site is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site is somewhat detached from existing communities (other than the current occupiers of the site). It is situated to the north west of the main settlement of Rayleigh and to the south east of the village of Rawreth. The allocation of the site would have benefits for the existing occupiers, as it would enable the site to become authorised and give the community there greater certainty. This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District. The provision of the pitches on one site has the potential to ensure that services are provided, whereas dispersed pitches have the potential to make these services more difficult to deliver. However, given the small quantum of pitches to be provided, the difficulty in providing services for dispersed pitches is likely to be fairly nominal.
		Will it ensure equal opportunities and that all sections of the community are catered for?	The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities. However, the location of this site away from the nearest settlement would have an impact on equal opportunities in terms of access, particularly for those without access to private transport.
		Will it meet the needs of an ageing population?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Quality of life disparities may be reduced if this site is authorised, as Gypsy and Traveller families would be assured of a more permanent base on which they can live and set up lives in the local area.
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The design of any development would be managed through the development management process at the planning application stage.
		Will it improve health and reduce health inequalities?	Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community, particularly through authorising this existing site. However, the site is somewhat detached from existing settlements and healthcare facilities that can be found there, and this site may not ensure sustainable access to key services, particularly for those without access to private transport.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The location of the site is close to open, green spaces (for example Rawreth Lane Playing Field located to the north of Rawreth Lane) and therefore has the potential to promote informal recreation and consequently, healthy active lifestyles.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Whilst there are potential opportunities to link this site to existing footpaths, cyclepaths and bridleways, such provision could be challenging given the location of the site. This site is not well related to any proposed Greenways or the Sustrans route.
		Will it minimise noise pollution?	The effect is likely to be nominal as a result of the scale of development.
		Will it minimise light pollution?	The effect is likely to be nominal as a result of the scale of development.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The provision of an authorised Gypsy and Traveller site would help meet the need for the provision of accommodation for Gypsies and Travellers.
		Will a mix of housing types and tenures be promoted?	The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	The site is somewhat isolated from the main settlement of Rayleigh. Although it is well located to the highway network, which would ensure access to key services, it is not as well related to the public transport network which may have a negative impact on sustainable access, particularly for those without access to private transport.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The site is located away from the town centre of Rayleigh and as such will not promote or enhance this existing centre.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.

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		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
Accessibility			
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This site is located outside the settlement boundary of Rayleigh and would not be in proximity to local services. This site is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport. Therefore although this site has good access to the highways network to the west of the District, it may not ensure sustainable access to key services, particularly for those without access to private transport. However, Rayleigh is potentially accessible to the east via Rawreth Lane. Its distance from local services, however, does not promote sustainable modes of travel and may not positively contribute to social inclusion. There may not be good access for all sections of the community, particularly those which do not have access to private transport
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	This site is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport. The remoteness of the site from the main settlement of Rayleigh and its associated services is also unlikely to encourage the use of alternative methods of transportation.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	By allocating a permanent Gypsy and Traveller site, access to jobs, shopping, leisure facilities and services will be secured, thus contributing to social inclusion. There are, however, limited opportunities for residents of the site to access local services and facilities through sustainable modes of travel. This may therefore have a negative impact on social inclusion, particularly for those without access to private transport.
		Will it reduce the need to travel?	The remoteness of the site from the main settlement of Rayleigh and its associated services is unlikely to reduce the need to travel. Furthermore this site is not well related to any sustainable transport methods.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This site is somewhat isolated from the main settlement of Rayleigh and therefore large volumes of people, although the site is well located in relation to the A1245 and the wider highway network.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The site is somewhat isolated from the main settlement of Rayleigh, with opportunities to access services and facilities by alternatives to the private car limited given that it is not well related to public transport routes. This may socially exclude the young, socially deprived, and those with disabilities.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of a permanent Gypsy and Traveller site will secure more opportunity for residents of the site to work in the District as their residence in the area will be secured. The west of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	The site is reasonably well related, and within potential walking distance, of public open space to the north of Rawreth Lane. There is also an area of public open space further to the east along Rawreth Lane.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
	Biodiversity		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. The site is currently being used as a Gypsy and Traveller site. No further land will be used if this site is allocated as such, depending on the arrangement of the pitches on the site, therefore protecting the natural and semi natural habitats of the District. Hedgerows surrounding the site may be impacted which would need to be taken into consideration.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	The site is currently being used as a Gypsy and Traveller site. It is not located in immediate proximity to any areas designated for their ecological importance. Hedgerows surrounding the site may be impacted which would need to be taken into consideration. Potential disturbance or habitat loss, however, would need to be mitigated against.
		Will it maintain and enhance sites designated for their nature conservation interest?	The site is not situated within a nature conservation designation.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	The site would have little if any impact on using brownfield land for significant wildlife interest.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	There is potential for new habitat creation, subject to planning conditions.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This site is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. There are two grade II Listed Buildings in proximity to the site. To the west of the site to the west of the A1245 ('Witherden's Farm') and to the east of the site ('Barn approximately 40 metres east of Rawreth Hall, Rawreth'). Any potential impact on the siting of these Listed Buildings would need to be considered.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The allocation of this site as an authorised site would reduce the need to allocate undeveloped open greenfield sites elsewhere in the District.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The allocation of this site would contribute to the effective management of land in the urban fringe as the site is currently unauthorised, and allocating the site would enable a more effective management process of the site.
		Will it reduce the amount of derelict, degraded and underused land?	Although the site is currently designated Green Belt, it is an existing, if unauthorised, Gypsy and Traveller site. The allocation of this site may therefore reduce the amount of derelict, degraded or underused land, and depending on the arrangement of the site, provide the pitch requirement for the District without the need to encroach on other Green Belt land, which is potentially greenfield land.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The site is an existing, if unauthorised, Gypsy and Traveller site and therefore currently has an impact on the openness of the Green Belt in the locality, and the purpose of including land within it. It is notable that the existing, if unauthorised, site has been in existence since 2002. However, if this unauthorised site is not allocated and therefore removed then this would have a positive impact on landscape character, if the openness of the land were to be re-established. If this site is allocated as an authorised site, then it is important that a defensible Green Belt boundary can be maintained. The site follows natural boundaries on two sides and is enclosed by the A1245 to the west. It can therefore ensure that a defensible Green Belt boundary could be maintained to prevent further encroachment into the Green Belt.
		Will it preserve and/or enhance townscape character and value?	The site is situated to the north west of Rayleigh. It is therefore not located near to or within a townscape area.
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).
		Will it lead to an increased proportion of energy needs being met from renewable sources?	The scale of the site means it is unlikely to contribute to an increased proportion of energy needs being met from renewable sources.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not situated within an area at risk of flooding, although there is an area of flood zone 2 which reaches the south western boundary of the site. Furthermore it is acknowledged that there is a larger area of flood zone 2 and 3 to the south.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
	Water		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	Water conservation would be managed through development management process.
		Will it provide for effective wastewater treatment?	There are no foul sewers in the immediate vicinity.
		Will it require the provision of sustainable drainage systems in new development?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
		Will it reduce the risk of flooding?	The site is not situated within an area at risk of flooding, although there is an area of flood zone 2 which reaches the south western boundary of the site. Furthermore it is acknowledged that there is a larger area of flood zone 2 and 3 to the south. There are unlikely to be any significant impacts on water.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
	Land & Soil		
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This site is currently an unauthorised Gypsy and Traveller site, which is mostly developed and therefore considered to be previously developed land in the Green Belt. There is potential to provide numerous pitches on the site and depending on the arrangement of the pitches on the site, there is potential to accommodate the District's whole pitch requirement.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	The site is on grade 3 agricultural land (SEA Baseline Information Profile), albeit land which has already been subject to some development. It is unlikely that there would be an adverse impact on soil quality if this site was allocated as it is an existing, albeit unauthorised, Gypsy and Traveller site.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	The majority of the site, although currently allocated as Green Belt, has been used as a Gypsy and Traveller site for some time. Therefore it is unlikely to have any practical potential for agricultural use. The undeveloped portion of the site is situated on grade 3 agricultural land (SEA Baseline Information Profile). Allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are unlikely to be any significant impacts on air quality.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This site is not in immediate proximity to any AQMAs (although Rawreth Lane Industrial Estate is designated an AQMA along Rawreth Lane). The authorisation of this site would continue to raise concerns in terms of access to and from the site and the A1245, and highways access from this site will need to be negotiated carefully.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT1 A1245 South of Rawreth Lane
	Sustainable Design & Construction		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Design would be managed through the development management process, but it should be noted that there is already some development on site.
		Will climate proofing design measures be incorporated?	Design would be managed through the development management process, but it should be noted that there is already some development on site.
		Will the local character/vernacular be preserved and enhanced through development?	Design would be managed through the development management process, but given the separation of the site from neighbouring development, there would be a nominal impact on local vernacular.
		Will it require the re-use and recycling of construction materials?	Design would be managed through the development management process, but it should be noted that there is already some development on site.
		Will it encourage locally-sourced materials?	Design would be managed through the development management process, but it should be noted that there is already some development on site.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	Design would be managed through the development management process, but it should be noted that there is already some development on site.

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Extension to A1245 South of Rawreth Lane – Option GT2

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
	Balanced Communities		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure. This site is well related to the highway network (A1245), however, access to and from the site would be a concern as per GT1. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site is somewhat detached from existing communities (other than the current occupiers of the developed portion of the site). It is situated to the north west of the main settlement of Rayleigh and to the south east of the village of Rawreth. The allocation of the site would have benefits for the existing occupiers, as it would enable the site to become authorised and give the community there greater certainty. This site would have greater potential than Option GT1 to accommodate the full Gypsy and Traveller pitch requirement for the District given its size. The provision of the pitches on one site has the potential to ensure that services are provided, whereas dispersed pitches have the potential to make these services more difficult to deliver. However, given the small quantum of pitches to be provided, the difficulty in providing services for dispersed pitches is likely to be fairly nominal.
		Will it ensure equal opportunities and that all sections of the community are catered for?	The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities. However, the location of this site away from the nearest settlement would have an impact on equal opportunities in terms of access, particularly for those without access to private transport.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
		Will income and quality-of-life disparities be reduced?	Quality of life disparities may be reduced if this site is authorised as Gypsy and Traveller families would be assured of a more permanent base on which they can live and set up lives in the local area.
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The design of any development would be managed through the development management process at the planning application stage.
		Will it improve health and reduce health inequalities?	Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community, particularly through authorising the existing (unauthorised) part of this option. However, the site is somewhat detached from existing settlements and healthcare facilities that can be found there, and this site may not ensure sustainable access to key services, particularly for those without access to private transport.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The location of the site is close to open, green spaces (for example Rawreth Lane Playing Field located to the north of Rawreth Lane) and therefore has the potential to promote informal recreation and consequently, healthy active lifestyles.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Whilst there are potential opportunities to link this site to existing footpaths, cyclepaths and bridleways, such provision could be challenging given the location of the site. This site is not well related to any proposed Greenways or the Sustrans route.
		Will it minimise noise pollution?	The effect is likely to be nominal as a result of the scale of development.
		Will it minimise light pollution?	The effect is likely to be nominal as a result of the scale of development.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The provision of an authorised Gypsy and Traveller site would help meet the need for the provision of accommodation for Gypsies and Travellers.

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SA Objective		Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
		Will a mix of housing types and tenures be promoted?	The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	The site is somewhat isolated from the main settlement of Rayleigh. Although it is well located to the highway network, ensuring access to key services, it is not as well related to the public transport network which may have a negative impact on sustainable access, particularly for those without access to private transport.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The site is located away from the main centre of Rayleigh and as such will not promote or enhance this existing centre.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
		Does it secure more opportunities for residents to work in the district?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
	Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This site is located outside the settlement boundary of Rayleigh and would not be in proximity to local services. This site is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport. Therefore although this site has good access to the highways network to the west of the District, it may not ensure sustainable access to key services, particularly for those without access to private transport. However, Rayleigh is potentially accessible to the east via Rawreth Lane. Its distance from local services, however, does not promote sustainable modes of travel and may not positively contribute to social inclusion. There may not be good access for all sections of the community, particularly those which do not have access to private transport.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	This site is well related to the highway network (A1245), however, access to and from the site is a concern. The provision of pedestrian access to Rawreth Lane where public transport is located may also be challenging. This may discourage use of sustainable modes of transport. The remoteness of the site from the main settlement of Rayleigh and its associated services is also unlikely to encourage the use of alternative methods of transportation.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	By allocating a permanent Gypsy and Traveller site, access to jobs, shopping, leisure facilities and services will be secured, thus contributing to social inclusion. There are, however, limited opportunities for residents of the site to access local services and facilities through sustainable modes of travel. This may therefore have a negative impact on social inclusion, particularly for those without access to private transport.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
		Will it reduce the need to travel?	The remoteness of the site from the main settlement of Rayleigh and its associated services is unlikely to reduce the need to travel. Furthermore this site is not well related to any sustainable transport methods.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	The site is somewhat isolated from the main settlement of Rayleigh and therefore large volumes of people, although the site is well located in relation to the A1245 and the wider highway network.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The site is somewhat isolated from the main settlement of Rayleigh, with opportunities to access services and facilities by alternatives to the private car limited given that it is not well related to public transport routes. This may socially exclude the young, socially deprived, and those with disabilities.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of a permanent Gypsy and Traveller site will secure more opportunity for residents of the site to work in the District as their residence in the area will be secured. The west of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	The site is reasonably well related, and within potential walking distance, of public open space to the north of Rawreth Lane. There is also an area of public open space further to the east along Rawreth Lane.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
	Biodiversity		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. The majority of the site is currently being used as a Gypsy and Traveller site. Some further grade 3 agricultural land (SEA Baseline Information profile) will be used if this site is allocated, but such land is not likely to be a significantly valuable natural or semi natural habitat. Hedgerows surrounding the site may be impacted which would need to be taken into consideration.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	The majority of the site is currently being used as a Gypsy and Traveller site. It is not located in immediate proximity to any areas designated for their ecological importance. The portion of the site not currently used as a Gypsy and Traveller site is grade 3 agricultural land (SEA Baseline Information Profile) and is unlikely to be of ecological value. The impact on existing hedgerows would need to be considered and potential disturbance or habitat loss would need to be mitigated against.
		Will it maintain and enhance sites designated for their nature conservation interest?	The site is not situated within a nature conservation designation.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	The part of the site which is currently used as a Gypsy and Traveller site would have little if any impact on using brownfield land for significant wildlife interest. The rest of the site is grade 3 agricultural land (SEA Baseline Information Profile).
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	There is potential for new habitat creation, subject to planning conditions.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
	Cultural Heritage		
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This site is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. There are two grade II Listed Buildings in proximity to the site. To the west of the site to the west of the A1245 ('Witherden's Farm') and to the east of the site ('Barn approximately 40 metres east of Rawreth Hall, Rawreth'). Any potential impact on the siting of these Listed Buildings would need to be considered.
		Will it support locally-based cultural resources and activities?	No impact.
	Landscape & Townscape		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The allocation of this site as an authorised site would reduce the need to allocate undeveloped greenfield sites elsewhere in the District. However, compared to Option GT1, it would involve a greater loss of greenfield land and development projecting into the open countryside (and therefore the Green Belt).
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The allocation of this site would contribute to the effective management of land in the urban fringe as much of the site is currently an existing, if unauthorised, Gypsy and Traveller site, and allocating the site would enable a more effective management process of the site.
		Will it reduce the amount of derelict, degraded and underused land?	Although the site is currently designated Green Belt, much of the site is an existing, if unauthorised, Gypsy and Traveller site. The allocation of this site may therefore reduce the amount of derelict, degraded or underused land, and provide the pitch requirement for the District without the need to encroach on other Green Belt land, which is potentially higher quality agricultural land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
		Will it conserve (as preservation is neither realistic nor desirable) the landscape character areas of the plan area?	This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. Much of the site is an existing, if unauthorised, Gypsy and Traveller site and therefore currently has an impact on the openness of the Green Belt in the locality, and the purpose of including land within it. It is notable that the existing, if unauthorised, part of the site has been in existence since 2002. However, if the unauthorised part of this option is not allocated and therefore removed then this would have a positive impact on landscape character, if the openness of the land were to be re-established. If this option is allocated as an authorised site, then it is important that a defensible boundary can be maintained. Unlike Option GT1, whilst the site follows a natural boundary to the north and is enclosed by the A1245 to the west, the eastern boundary is not enclosed. It may therefore not be able to ensure that a defensible Green Belt boundary could be maintained to prevent further encroachment into the Green Belt to the east and south.
		Will it preserve and/or enhance townscape character and value?	The site is situated to the north west of Rayleigh. It is therefore not located near to or within a townscape area.
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).
		Will it lead to an increased proportion of energy needs being met from renewable sources?	The scale of the site is unlikely to contribute to an increased proportion of energy needs being met from renewable sources.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The southern section of the site is located within flood zone 2 and 3, which would need to be assessed and mitigated against. The scale of the site is unlikely to adapt to and provide for the consequences of climate change.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
	Water		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	Water conservation would be managed through development management process.
		Will it provide for effective wastewater treatment?	There are no foul sewers in the immediate vicinity.
		Will it require the provision of sustainable drainage systems in new development?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
		Will it reduce the risk of flooding?	The southern section of the site is located within flood zone 2 and 3. The Environment Agency have stated that "This option encroaches into areas of Flood Zone 2 and 3 and would therefore not be in line with PPS25 or the emerging Policy H7 of the Rochford Core Strategy. According to PPS25, gypsy and travellers sites are deemed to be 'highly vulnerable' and are therefore not appropriate in Flood Zone 3 and would require the Exception Test".
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A site of this relatively small scale is unlikely to include sustainable flood management measures.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
	Land & Soil		
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	Much of this site is currently an unauthorised Gypsy and Traveller site, which is mostly developed and therefore considered to be previously developed land in the Green Belt. The rest of the site is grade 3 agricultural land (SEA Baseline Information Profile). There is potential to provide numerous pitches on the site - potentially more than is required for the District. This option does project further into undeveloped, open countryside and agricultural land than Option GT1.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	The impact on soil quality is unknown. Much of the option is already developed. Part of this site is currently grade 3 agricultural land (SEA Baseline Information Profile) - the extension of the existing unauthorised site - and building or hard standing on this site may have an adverse impact on the soil quality.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	The majority of the site, although currently allocated as Green Belt, has been used as a Gypsy and Traveller site for some time. Therefore it is unlikely to have any practical potential for agricultural use. The undeveloped portion of the site is situated on grade 3 agricultural land (SEA Baseline Information Profile). Allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT2 Extension to A1245 South of Rawreth Lane
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are unlikely to be any significant impacts on air quality.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This site is not in immediate proximity to any AQMAs (although Rawreth Lane Industrial Estate is designated an AQMA along Rawreth Lane). The allocation of this site would continue to raise concerns in terms of access to and from the site and the A1245, and highways access from this site will need to be negotiated carefully.
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Design would be managed through the development management process, but it should be noted that there is already some development on site.
		Will climate proofing design measures be incorporated?	Design would be managed through the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	Design would be managed through the development management process, but given the separation of the site from neighbouring development, there would be a nominal impact on local vernacular.
		Will it require the re-use and recycling of construction materials?	Design would be managed through the development management process.
		Will it encourage locally-sourced materials?	Design would be managed through the development management process.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	Design would be managed through the development management process.

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South of London Road – Option GT3

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
	Balanced Communities		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site, due to its size and location to the west of existing residential development in Rayleigh, may have the potential to ensure the regeneration and enhancement of existing rural and urban communities.
		Will it ensure equal opportunities and that all sections of the community are catered for?	The provision of Gypsy and Traveller pitches at this location would help ensure that all sections of the community are catered for and thus provide equal opportunities. However, due to the size of the site, it may not be able to accommodate the full pitch requirement for the District which may impact on equal opportunities, and may require the allocation of multiple sites, likely given the options available, to be dispersed. Nevertheless this option is well related to existing public transport routes along London Road, which would have a positive impact on equal opportunities in terms of access, particularly for those without access to private transport.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Quality of life disparities may be reduced if this site is authorised as Gypsy and Traveller families would be assured of a more permanent base on which they can live and set up lives in the local area.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
	Healthy & Safe Communities		
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The design of any development would be managed through the development management process at the planning application stage.
		Will it improve health and reduce health inequalities?	Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community. The location of this site in proximity to the existing residential area, with accompanying services, also has the potential to reduce health inequalities, but given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site. This option is also in close proximity to high voltage pylons to the north of London Road which are within 60 metres distance and to the south of the site. The power lines therefore run through the site and would have a negative impact on health. It is unlikely to be viable to move these obstructions given the small scale of the proposed land use, and the high costs of such an operation. The location of this site in proximity to the residential area, however, would potentially ensure equal access, reduce health inequalities and may promote community cohesion.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The location of the site is close to public open spaces to the north east and south east (Rayleigh Sports and Social Club and St John Fischer Playing Field, respectively) and therefore may have the potential to promote informal recreation and consequently, healthy active lifestyles.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	There would be an opportunity to link this site to existing footpaths, cyclepaths and bridleways. This is well related to a proposed Greenway (Greenway 13).
		Will it minimise noise pollution?	The effect is likely to be nominal as a result of the scale of development.
		Will it minimise light pollution?	The effect is likely to be nominal as a result of the scale of development.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The provision of an authorised Gypsy and Traveller site(s) would help meet the need for the provision of accommodation for Gypsies and Travellers.
		Will a mix of housing types and tenures be promoted?	The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	This site is well related to the main settlement of Rayleigh. It is well located to the highway network, ensuring access to key services. It is also well related to the public transport routes running along London Road, and would therefore promote sustainable access, particularly for those without access to private transport. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The site is located slightly away from the town centre of Rayleigh and as such will not promote or enhance this existing centre.
		Will it improve business development?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.
	Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This site is situated outside the main settlement of Rayleigh but is in proximity to local services including community, education and sports facilities. There is potential to provide numerous pitches on the site which are within sustainable access to key services. There is an existing bus route along London Road, and therefore there is potential to improve public transport links in the locality. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	This site has good access to London Road and the wider highway network to the west of the District and Rayleigh is accessible to the east along London Road. There is potential to improve sustainable modes of travel in this locality. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	The location of this site may positively contribute to social inclusion through potentially ensuring good access for all sections of the community to local services and facilities located within the main settlement of Rayleigh. It is situated on a bus route running along London Road, which therefore increases the accessibility of these local services and facilities, particularly for those without access to private transport.
		Will it reduce the need to travel?	The site is well located to the highway network, and the bus route running along London Road ensuring access to key services located in the main settlement of Rayleigh using a range of methods. It may therefore reduce the need to travel using the private car.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	The site is not located in an area where large volumes of people are located; however, the site is located adjacent to one of the main routes into the main settlement of Rayleigh (i.e. London Road). The allocation of this site would therefore be located in an area where significant volumes of transport movements are located. It is also situated on a bus route.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The site is slightly outside the main settlement of Rayleigh, although there are some opportunities to access local services and facilities by alternatives to the private car (there is a bus route running along London Road). This may result in some exclusion of the young, socially deprived, and those with disabilities, although to a lesser extent than other options which are not well related to public transport routes.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of a permanent Gypsy and Traveller site will secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. The west of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	The site is reasonably well related, and within walking distance of, public open space to the north east and south east.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
	Biodiversity		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. The impact on hedgerows to the north and east of the site would need to be taken into consideration.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	The site is not located in immediate proximity to any areas designated for their ecological importance. The impact on hedgerows to the north and east of the site would need to be considered, and there are several ponds on the previously developed land to the west of the site which may have biodiversity value, and as such, potential disturbance or habitat loss would need to be mitigated against.
		Will it maintain and enhance sites designated for their nature conservation interest?	The site is not situated within a nature conservation designation.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	There is potential for new habitat creation, subject to planning conditions.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. There are no Listed buildings in close proximity to this option.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The allocation of this site may have an adverse impact on the range and quality of the public realm and open space as the land is currently open fields.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The allocation of this site would contribute to the effective management of land in the urban fringe, and allocating the site would enable a more effective management process of the site. However the site is currently allocated as Green Belt and the impact on this designation would need to be carefully considered.
		Will it reduce the amount of derelict, degraded and underused land?	The allocation of this site would not reduce the amount of derelict, degraded and underused land as the site is currently greenfield land which is designated as Green Belt.
		Will it conserve (as preservation is neither realistic nor desirable) the landscape character areas of the plan area?	This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is therefore likely to be impacted if this site is allocated as the site is currently open fields and is designated Green Belt. However there are several businesses and buildings within close proximity to the west and existing residential development designated to the east. If this option is allocated as an authorised site, then it is important that a defensible boundary can be maintained. This option is enclosed by London Road to the north, previously developed land to the west (which is currently in use) and it follows a natural boundary to the east and would therefore promote a defensible Green Belt boundary in the locality.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
		Will it preserve and/or enhance townscape character and value?	The townscape character is unlikely to be impacted if this site is allocated as the site is currently open fields and is designated Green Belt. There is, however, previously developed land to the west and existing residential development designated further to the east.
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).
		Will it lead to an increased proportion of energy needs being met from renewable sources?	The scale of the site is unlikely to contribute to an increase proportion of energy needs being met from renewable sources.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not situated within an area at risk of flooding, although there is an area to the north west of the site to the north of London Road which lies within a flood zone. The scale of the site is unlikely to adapt to and provide for the consequences of climate change.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	Water conservation would be managed through development management process.
		Will it provide for effective wastewater treatment?	There are no foul sewers in the immediate vicinity.
		Will it require the provision of sustainable drainage systems in new development?	A site of this relatively small scale is unlikely to include sustainable flood management measures.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
		Will it reduce the risk of flooding?	The site is not situated within an area at risk of flooding, although there is an area to the north of London Road which lies within a flood zone. There are unlikely to be any significant impacts on water.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	The site is currently allocated as Green Belt. It is greenfield land and would therefore not ensure the re-use of previously developed land.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	Greenfield land is not thought to be contaminated.
		Will the best and most versatile agricultural land be protected?	The site is situated on grade 3 agricultural land (SEA Baseline Information Profile). Allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT3 South of London Road
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are unlikely to be any significant impacts on air quality.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This site is not in immediate proximity to any AQMAs. There may be some impact on London Road and the A1245, and highways access from this site will need to be negotiated carefully. Due to the scale of the site, however, it is unlikely that there will be an impact on significant junctions in the locality.
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Design would be managed through the development management process.
		Will climate proofing design measures be incorporated?	Design would be managed through the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	Design would be managed through the development management process, but such development in this location would be unlikely to make a positive contribution to the local vernacular.
		Will it require the re-use and recycling of construction materials?	Design would be managed through the development management process.
		Will it encourage locally-sourced materials?	Design would be managed through the development management process.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	Design would be managed through the development management process.

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Plumberow Avenue – Option GT4

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
	Balanced Communities		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site, due to its very small size and location, detached from other existing sites and settlements within an area of plotland, ribbon development to the north of Hockley, is unlikely to contribute to the regeneration and enhancement of existing rural and urban communities.
		Will it ensure equal opportunities and that all sections of the community are catered for?	The site, if allocated, would help ensure equal opportunities and that all sections of the community are catered for. However, due to the very small scale of this site, it would only be able to make a nominal contribution to meeting the accommodation needs of Gypsies and Travellers within the District, and would require the allocation of multiple sites, likely given the options available, to be dispersed. Furthermore the location of this site away from the nearest settlement of Hockley and existing public transport routes (for example along Lower Road to the north which may not be within walking distance) would have an impact on equal opportunities in terms of access, particularly for those without access to private transport.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	It is likely that the permanent allocation of a Gypsy and Traveller site will reduce income and quality of life disparities as the residents will be enabled to seek employment from a permanent location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The design of any development would be managed through the development management process at the planning application stage.
		Will it improve health and reduce health inequalities?	Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community. However, the site is detached from other existing sites and settlements, with accompanying services that can be found there, and this site may not ensure sustainable access to key services, particularly for those without access to private transport. Given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The location of the site is in proximity to Greensward Fitness Centre (located within Greensward Academy which is situated along Greensward Lane to the south east of the site) although it may not be within walking distance, and open fields and also Hockley Woods. This site may therefore have the potential to promote informal recreation and consequently, healthy active lifestyles.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Due to the small scale of the site, it is unlikely that green infrastructure and networks will be promoted and enhanced. This site is not well related to any proposed Greenways or the Sustrans route.
		Will it minimise noise pollution?	The effect is likely to be nominal as a result of the scale of development.
		Will it minimise light pollution?	The effect is likely to be nominal as a result of the scale of development.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The provision of an authorised Gypsy and Traveller site(s) would help meet the need for the provision of accommodation for Gypsies and Travellers.
		Will a mix of housing types and tenures be promoted?	The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
		Is there sustainable access to key services?	The site is well located to the highway network, which has the potential to ensure access to key services. However, although it is well located to the highway network, it is not as well related to the public transport network which may have a negative impact on sustainable access, particularly for those without access to private transport.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The site is located slightly away from the main centre of Hockley and as such will not promote or enhance this existing centre.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
	Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This site is situated outside the settlement boundary of Hockley. Although there are local services further to the south of the site, including the train station at the southern end of Plumberow Avenue, these may not be within walking distance. This site has access to the Plumberow Avenue and the wider highway network to the east and west of the District. Hockley centre is situated to the south, and the site is not as well related to the public transport routes as opposed to other options. Furthermore there may not be potential to improve sustainable modes of travel in this locality.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	The site is unlikely to seek to encourage people to use alternative methods of transportation other than the private car given that it is not well related to any green infrastructure links or public transport routes.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	The allocation of a permanent Gypsy and Traveller site at this location has the potential to reduce social exclusion as the permanence of the residence would help to ensure access to jobs, shopping, leisure facilities and services. There are, however, limited opportunities for residents of the site to access local services and facilities through sustainable modes of travel. This may therefore have a negative impact on social inclusion, particularly for those without access to private transport.
		Will it reduce the need to travel?	The site is unlikely to reduce the need to travel as it is located away from the centre of Hockley to the south west and local public transport services.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This small scale site is located on the outskirts of the settlement of Hockley, albeit in a residential area (which is plotland, ribbon development and not allocated as existing residential development). Therefore the allocation of this site would not encourage development where large volumes of people and/or transport movements are located.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The site is slightly outside the main settlement of Hockley, although there are limited opportunities to access local services and facilities by alternatives to the private car. This may result in some exclusion of the young, socially deprived, and those with disabilities.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of a permanent Gypsy and Traveller site (albeit a very small one) has the potential to secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. The north of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	The site is reasonably well related, and within potential walking distance, of public open space to the west.
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This site is not in proximity to the District's estuaries or salt marshes, However, the allocation of this site would have a negative impact on biodiversity as it is currently greenfield land which is bounded by residential uses to the north and south and Plumberow Wood to the west/south west. This area of woodland is also a Local Wildlife Site (R15. Plumberow Wood) .Plumberow Mount is also situated to the south west which is one of only five designated Scheduled Ancient Monuments in the District (SEA Baseline Information Profile). Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. Furthermore this site is on the edge of a Special Landscape Area (although this is a landscape quality designation rather than an indication of ecological value).
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	It is likely that the allocation of this site will have an adverse impact on the local species diversity due to the current nature of the site and its proximity to a Local Wildlife Site (R15. Plumberow Wood). As such any development at this location would have to be carefully managed to avoid harm to this Local Wildlife Site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. Potential disturbance or habitat loss would need to be mitigated against.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
		Will it maintain and enhance sites designated for their nature conservation interest?	Although this site is not situated within a nature conservation designation, it is unlikely to maintain and enhance sites designated for the nature conservation interest given its proximity to a Local Wildlife Site.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	The scale of the site is unlikely to produce opportunities for new habitat creation. Its allocation is likely to result in a loss of habitat given the current nature of the site.
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This site is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas; however, generally the area has been extensively disturbed thus impacting on any deposits. Plumberow Mount is situated to the south west which is one of only five designated Scheduled Ancient Monuments in the District (SEA Baseline Information Profile) and so any potential impact on this area would need to be carefully considered. There are no Listed Buildings in close proximity to this site.
		Will it support locally-based cultural resources and activities?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
	Landscape & Townscape		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The allocation of this site may have an adverse impact on the range and quality of the public realm and open spaces as the land is currently greenfield land.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The allocation of this site would contribute to the effective management of land in the urban fringe, and allocating the site would enable a more effective management process of the site. However, the site is currently allocated as Green Belt, and is also currently a greenfield land and the impact on this would need to be carefully considered.
		Will it reduce the amount of derelict, degraded and underused land?	The allocation of this site would not reduce the amount of derelict, degraded and underused land as the site is currently greenfield land which is designated as Green Belt.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is likely to be impacted if this site is allocated as the site is currently greenfield land and is designated Green Belt. However there are residential properties within close proximity to the north and south of the site although these are not designated as existing residential development. If this site is allocated, then it is important that a defensible Green Belt boundary can be maintained. Although the site follows the natural boundaries of the adjacent properties to the north and south, and Plumberow Avenue bounds the site to the west, this would create a small island of allocated land within the Green Belt, thereby weakening the Green Belt boundary and its integrity. The site is also bounded by woodland to the east.
		Will it preserve and/or enhance townscape character and value?	The townscape character is unlikely to be impacted if this site is allocated as the site is currently greenfield land and is designated Green Belt. However, there are several residential properties within close proximity (but these are not designated as existing residential development).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).
		Will it lead to an increased proportion of energy needs being met from renewable sources?	It is unlikely that a site of this scale will lead to an increased proportion of energy needs being met from renewable resources.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not situated within an area at risk of flooding. It is unlikely that a site of this scale will adapt to and provide for the consequences of climate change.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	Water conservation would be managed through development management process.
		Will it provide for effective wastewater treatment?	There are no foul sewers in the immediate vicinity.
		Will it require the provision of sustainable drainage systems in new development?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
		Will it reduce the risk of flooding?	The site is not situated within an area at risk of flooding. There are unlikely to be any significant impacts on water.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	The site is currently allocated as Green Belt. It is greenfield land and would therefore not ensure the re-use of previously developed land.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	The site is grade 3 agricultural land (SEA Baseline Information Profile) although it is not used as such. It is greenfield land, but has been subject to some development. There may be some impact on soil quality.
		Will it promote the remediation of contaminated land?	Greenfield land is not thought to be contaminated.
		Will the best and most versatile agricultural land be protected?	The site is classified as grade 3 agricultural land (SEA Baseline Information Profile), but it is unlikely to be practical to farm it due to its size and position within plotland development. It is greenfield land. Given the size of the site and its capacity to accommodate a very small number of pitches, the best and most versatile agricultural land may not be protected if this site was allocated (as an additional site(s) would be required).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT4 Plumberow Avenue
	Air Quality		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are unlikely to be any significant impacts on air quality.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This site is not in proximity to any AQMAs. Furthermore due to the scale of the site it is unlikely that there will be an impact on significant junctions in the locality.
	Sustainable Design & Construction		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Design would be managed through the development management process.
		Will climate proofing design measures be incorporated?	Design would be managed through the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	Design would be managed through the development management process, but such development in this location would be unlikely to make a positive contribution to the local vernacular.
		Will it require the re-use and recycling of construction materials?	Design would be managed through the development management process.
		Will it encourage locally-sourced materials?	Design would be managed through the development management process.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	Design would be managed through the development management process.

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New Park Road – Option GT5

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
	Balanced Communities		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site, due to its very small size and location, detached from other existing sites and settlements within an area of plotland, ribbon development to the north east of Hockley is unlikely to ensure the regeneration and enhancement of existing rural and urban communities. It has previously been used for Gypsy and Traveller accommodation.
		Will it ensure equal opportunities and that all sections of the community are catered for?	The site, if allocated, would help ensure equal opportunities and that all sections of the community are catered for. However, due to the very small scale of this site, it would only be able to make a nominal contribution to meeting the accommodation needs of Gypsies and Travellers within the District and would require the allocation of multiple sites, likely given the options available, to be dispersed. Furthermore, although this site is located away from the nearest settlement of Hockley, it has a better relationship with the existing public transport routes along Lower Road than Option GT4, for example, given its proximity to Lower Road, which would have a positive impact on equal opportunities in terms of access, particularly for those without access to private transport.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	It is likely that the permanent allocation of a Gypsy and Traveller site will reduce income and quality of life disparities as the residents will be enabled to seek employment from a permanent location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The design of any development would be managed through the development management process at the planning application stage.
		Will it improve health and reduce health inequalities?	Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community. However, the site is somewhat detached from existing settlements, due to its distance from existing residential development, and healthcare facilities that can be found there. Its proximity to Lower Road and public transport routes has the potential to increase access, particularly for those without access to private transport, thus potentially having a positive impact on health equality. Given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The location of the site is close to open, green spaces and wooded areas to the east and west (although these are not designated areas of public open space). The site may therefore have limited potential to promote informal recreation and consequently, healthy active lifestyles in this regard.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Due to the small scale of the site, it is unlikely that green infrastructure and networks will be promoted and enhanced. This site is not well related to any proposed Greenways or the Sustrans route.
		Will it minimise noise pollution?	The effect is likely to be nominal as a result of the scale of development.
		Will it minimise light pollution?	The effect is likely to be nominal as a result of the scale of development.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The provision of an authorised Gypsy and Traveller sites(s) would help meet the need for the provision of accommodation for Gypsies and Travellers.
		Will a mix of housing types and tenures be promoted?	The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
		Is there sustainable access to key services?	Whilst this site is located away from the main transport routes, although does have direct access to the highway network, it is reasonably well related to the public transport route along Lower Road which would have a positive impact on ensuring access to key services, particularly for those without access to private transport. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.
Economy & Employment			
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The site is located away from the main centre of Hockley and as such will not promote or enhance this existing centre.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
	Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This site is situated outside the settlement boundaries of Hockley and Ashingdon. Sustainable transport modes are within walking distance of the site. This site has access to Lower Road and the wider highway network to the east and west of the District. Hockley centre is situated to the west and Ashingdon to the east. There may be potential to improve the provision of sustainable transport modes in the locality of the site. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		Although this site is not well related to any green infrastructure links. It is situated in proximity to the bus route running along Lower Road to the north of the site. There is potential to improve sustainable modes of travel in this locality. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The allocation of a permanent Gypsy and Traveller site at this location has the potential to reduce social exclusion as the permanence of the residence would help to ensure access to jobs, shopping, leisure facilities and services. This site is situated in proximity to a bus route running along Lower Road, which therefore increases the accessibility of these local services and facilities, particularly for those without access to private transport.	
Will it reduce the need to travel?		The site is unlikely to reduce the need to travel as it is located away from the nearest settlement of Hockley. There is, however, an existing bus route to the north of the site, which has the potential to reduce the need to travel via the private car.	
Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?		This small scale site is located on the outskirts of two settlements (Hockley and Ashingdon), albeit in a residential area (which is plotland, ribbon development and not allocated as existing residential development). Therefore the allocation of this site would not encourage development where large volumes of people and/or transport movements are located.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The site is outside the main settlement of Hockley; however, there are some opportunities to access local services and facilities by alternatives to the private car (for example through the bus route running along Lower Road). This may result in some exclusion of the young, socially deprived, and those with disabilities, although to a lesser extent than other options which are not well related to public transport routes.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of a permanent Gypsy and Traveller site (albeit a very small one) has the potential to secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. The north east of Hockley has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	Although this site is located in proximity to wooded areas to the east and west, these are not designated areas of public open space. This site is located a distance from public open space to the south west (for example Plumberow Mount) and to the south east (for example Ashingdon Recreation Ground), and is not within walking distance of these areas.
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This site is not in proximity to the District's estuaries or salt marshes. However, there are two Local Wildlife Sites in proximity to the site. R 21. Beckney Wood is situated to the west and R23. Trinity Wood is situated to the east. Both of these Local Wildlife Sites are also areas of Ancient Woodland. The potential impact on these Local Wildlife Sites would need to be considered and any development at this location would have to be carefully managed to avoid harm to these important habitats. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. This site is also in close proximity to the Coastal Protection Belt which is designated to the north/north west, although this is a landscape quality designations rather than an indication of ecological value.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	Whilst this site is not located in immediate proximity to areas of ecological importance, there are two Local Wildlife Sites in proximity to the south west and south east of the site. Although Local Wildlife Sites may be used for recreational purposes, it is important that development does not have a negative impact. As such any development at this location would have to be carefully managed to avoid harm to these Local Wildlife Sites. Therefore there may be some impact on the local species diversity. As such potential disturbance or habitat loss would need to be mitigated against.
		Will it maintain and enhance sites designated for their nature conservation interest?	Whilst this site is not situated within a nature conservation designation, there are two Local Wildlife Sites in proximity to the south west and south east of the site.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This site is situated on previously developed land. There are currently two caravans on the site.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	The scale of the site is unlikely to produce opportunities for new habitat creation.
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This site is situated within Historic Environment Character Zone 29 (Rochford District Historic Environment Characterisation Project). This Zone predominately encompasses the remains of Ancient Woodland known as Beckney Wood with areas of plotland and open country surrounding it. The woodland contains an impressive boundary bank and internal earthworks and has the potential to protect and preserve archaeological deposits of an earlier date. The woodland and associated landscape features are highly sensitive to change. There are no Listed buildings in close proximity to this site.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The allocation of this site may not have such an adverse impact on the range and quality of the public realm and open spaces, as opposed to some of the other options, as although the land is currently designated as Green Belt, it has been subject to some development.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The allocation of this site would contribute to the effective management of land in the urban fringe, and allocating the site would enable a more effective management process of the site. However the site is currently allocated as Green Belt, and is also adjacent to a wooded area and the impact on this would need to be carefully considered.
		Will it reduce the amount of derelict, degraded and underused land?	The allocation of this site has the potential to reduce the amount of derelict, degraded and underused land as the site has been subject to some development.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is therefore likely to be impacted if this site is allocated as the site is currently designated Green Belt, although this site is previously developed land and there are residential properties in close proximity (but these are not designated residential development). If this option is allocated as an authorised site, then it is important that a defensible Green Belt boundary can be maintained. This option is enclosed by New Park Road to the east, residential properties to the north and west, and it follows a natural boundary to the south. Whilst there is potential for a defensible Green Belt boundary to be promoted if this site were allocated, there may be potential for encroachment to the north given that this area is not developed, and furthermore the allocation of this site would create a small island of allocated land within the Green Belt, thereby weakening the Green Belt boundary and its integrity.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
		Will it preserve and/or enhance townscape character and value?	This site is situated to the north east of the centre of Hockley outside its settlement boundary. The townscape character is therefore unlikely to be impacted if this site is allocated. However there are several residential properties in close proximity to the site and it is previously developed land.
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).
		Will it lead to an increased proportion of energy needs being met from renewable sources?	It is unlikely that a site of this scale will lead to an increased proportion of energy needs being met from renewable resources.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not situated within an area at risk of flooding. It is unlikely that a site of this scale will adapt to and provide for the consequences of climate change.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	Water conservation would be managed through development management process.
		Will it provide for effective wastewater treatment?	There are no foul sewers in the immediate vicinity.
		Will it require the provision of sustainable drainage systems in new development?	A site of this relatively small scale is unlikely to include sustainable flood management measures.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
		Will it reduce the risk of flooding?	The site is not situated within an area at risk of flooding. There are unlikely to be any significant impacts on water.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	Although this site is situated in the Green Belt, it is previously developed land given the developed nature of the site. Whilst the allocation of this site had the potential to ensure the re-use of previously developed land, an additional site(s) would need to be allocated to meet the District's needs in terms of Gypsy and Traveller pitch provision. These may be on greenfield land.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	The site is on grade 3 agricultural land (SEA Baseline Information Profile). It is, however, previously developed land given that it has been subject to some development. It is likely that there would be no adverse impact on soil quality if this site was allocated.
		Will it promote the remediation of contaminated land?	No impact.
		Will the best and most versatile agricultural land be protected?	This site is classified as grade 3 agricultural land (SEA Baseline Information Profile)., but it is unlikely to be practical to farm it due to its size and position within plotland, ribbon development. It is previously developed land. Given the size of the site and its capacity to accommodate a very small number of pitches, the best and most versatile agricultural land may not be protected if this site was allocated (as an additional site(s) would be required).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT5 New Park Road
	Air Quality		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are unlikely to be any significant impacts on air quality.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This site is not in proximity to any AQMAs. Furthermore due to the scale of the site it is unlikely that there will be an impact on significant junctions in the locality.
	Sustainable Design & Construction		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Design would be managed through the development management process.
		Will climate proofing design measures be incorporated?	Design would be managed through the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	Design would be managed through the development management process, but such development in this location would be unlikely to make a positive contribution to the local vernacular.
		Will it require the re-use and recycling of construction materials?	Design would be managed through the development management process.
		Will it encourage locally-sourced materials?	Design would be managed through the development management process.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	Design would be managed through the development management process.

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Michelins Farm – Option GT6

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
	Balanced Communities		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site is detached from existing communities as it is situated to the west of the main settlement of Rayleigh on the edge of the Rochford District boundary. In this regard it is unlikely that the site would be able to ensure the regeneration and enhancement of existing rural and urban communities due to its remoteness from any of the District's communities. This site, however, has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District. The provision of the pitches on one site has the potential to ensure that services are provided, whereas dispersed pitches have the potential to make these services more difficult to deliver. However, given the small quantum of pitches to be provided, the difficulty in providing services for dispersed pitches is likely to be fairly nominal.
		Will it ensure equal opportunities and that all sections of the community are catered for?	The provision of a Gypsy and Traveller site within this location would help to ensure equal opportunities and that all sections of the community are provided for. This site is located away from the nearest settlement, and although there are existing bus routes in the locality along the London Road from Rayleigh town centre, the A1245 and part of the A127, at present these would not provide sustainable access to this site. This would have an impact on equal opportunities in terms of access, particularly for those without access to private transport.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
		Will income and quality-of-life disparities be reduced?	By providing a permanent residence for Gypsy and Travellers it is likely that income and quality of life disparities will be reduced, as there will be a permanent base for the residents to return to, enabling the residents to register at GPs, schools etc.
Healthy & Safe Communities			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The design of any development would be managed through the development management process at the planning application stage.
		Will it improve health and reduce health inequalities?	Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community. The location of this site is remote from existing settlements; however, it has the potential to have particularly good access to the highway network and therefore services, which increases the potential to reduce health inequalities. The relatively poor relationship with public transport services, however, may have a negative impact on health inequalities particularly for those without access to private transport. Furthermore this site is situated on a busy road junction (where the A1245 crosses the A127) which may impact on health for any permanent residence situated on this site. This site is also in proximity to high voltage power lines both to the east, west and north but these are more than 60 metres distance from the site and would not require moving prior to development of the proposed land use.
		Will it promote informal recreation and encourage healthy, active lifestyles?	Although this site is located in proximity to two areas of public open space to the west of Rayleigh (Wheatley Woods and St John Fischer Playing Field), it is detached from the main settlement of Rayleigh and is isolated from these sites as it is situated at a major road junction and is enclosed by the National Express East Anglia train line to the north which impacts on the accessibility of these areas. The allocation of this site is unlikely to encourage walking and cycling, and therefore it has limited potential to promote informal recreation and consequently, healthy active lifestyles. However, the Core Strategy Sustainability Appraisal recognises that in this general location there would be no significant adverse effects on healthy and safe communities, but opportunities to improve health and wellbeing may be improved through incorporation of green infrastructure (e.g. a Green Grid Greenway). This option, however, has limited potential to link with Greenway 13 which is situated further to the east.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Due to the location of the site, and the fact that it is bounded to the south east and east by main routes (the A127 and the A1245 dual carriageways) and the National Express East Anglia train line to the north, it is unlikely that green infrastructure will be promoted at this site. Furthermore the nearest proposed Greenway (Greenway 13) is not situated in close proximity to this site.
		Will it minimise noise pollution?	The effect is likely to be nominal as a result of the scale of development.
		Will it minimise light pollution?	The effect is likely to be nominal as a result of the scale of development.
Housing			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The provision of an authorised Gypsy and Traveller site(s) would help meet the need for the provision of accommodation for Gypsies and Travellers.
		Will a mix of housing types and tenures be promoted?	The allocation of this site would help to ensure that there is a balance of housing provision to serve all the District's communities.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	The site is located directly adjacent to two main transport routes (the A127 and the A1245), which whilst ensuring access to key services mainly through the use of private transport would not promote the use of sustainable transport modes. Local services would be less accessible from this site for those without access to private transport given that it is detached from the main settlement of Rayleigh and is not well related to public transport routes.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
	Economy & Employment		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The site is located away from the main town centre of Rayleigh and as such would not promote or enhance this existing centre.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
	Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This site would potentially not ensure equal access, reduce health inequalities or promote community cohesion. Whilst there is potential to provide numerous pitches on the site, it may not ensure sustainable access to key services given that it is detached from the main settlement of Rayleigh, and, although there are existing bus routes in the locality along the London Road from Rayleigh town centre, the A1245 and part of the A127, at present these would not provide sustainable access to this site. It is therefore not well related to public transport routes. However, this site does have the potential to have particularly good access to the A127 and A1245 and the wider highway network compared to other options. Although it is remote from local services there may be potential to improve sustainable transport provision in this locality (for example through the development of SERT). There is unlikely to be good access for all sections of the community, particularly those which do not have access to private transport.
		Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?	Due to the location of the site away from the main settlement of Rayleigh and the enclosure of the site to the south east and east by main routes (the A127 and the A1245 dual carriageways) and National Express East Anglia train line to the north, it is unlikely that alternative methods of transportation will be promoted at this site. It is not well related to public transport routes, any proposed Greenways or the proposed Sustrans route, and is therefore unlikely to encourage walking and cycling. However, given the proposed scale of land use with this option, there is unlikely to be potential to improve public transport links in the locality.
		Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?	The site has the potential to have particularly good access to the highway network compared to other options; however, it is located away from the main settlement of Rayleigh which is situated to the east and thus the associated services, jobs and leisure facilities located there. This site is not well related to public transport routes. It is therefore unlikely to positively contribute to social inclusion, particularly for those without access to private transport.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
		Will it reduce the need to travel?	The site is unlikely to reduce the need to travel given its location away from the main settlement of Rayleigh to the east and the associated services, jobs and leisure facilities located there. It is also not well related to alternative modes of transport to the private car and would not promote sustainable access to these services and facilities.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	The site does not seek to locate development where large volumes of people are located; however, it is well located in relation to the A1245, the A127 and the wider highway network, and therefore large volumes of transport movements in this location.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The site is outside the main settlement of Rayleigh, and there are limited opportunities to access services and facilities by alternatives modes of transportation to the private car given that it is not well related to public transport routes. This may result in some exclusion of the young, socially deprived, and those with disabilities.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of a permanent Gypsy and Traveller site has the potential to secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. This site is, however, situated on the edge of the Rochford District boundary, and the west of Rayleigh has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	The site is bounded in all directions by major transport routes and as such is unlikely to provide access to green infrastructure and the wider natural environment. Although in proximity, the site is not well related to areas of public open space to the west of Rayleigh (Wheatley Woods and St John Fischer Playing Field), and are therefore not within walking distance.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
	Biodiversity		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. The allocation of the site would not have an adverse impact on any natural/semi natural habitats, and the use of this site as a Gypsy and Traveller site would ensure that other less suitable sites (i.e. natural/semi natural habitats) would be conserved. Although the grass verge on the A127 was previously designated as a Local Wildlife Site (A127 Special Roadside Verge), in the latest review set out in the Rochford District Local Wildlife Sites Review 2007 it was stated that the "habitat present is no longer of sufficient quality to meet site selection criteria" (page 4), and so it no longer affords this designation. However, any impact on hedgerows to the north, east and west of the site, however, would need to be taken into consideration.
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	This is a spoilt greenfield site which is grade 3 agricultural land (SEA Baseline Information Profile) although it is not used as such. This option therefore has potential to be of ecological value given its largely disused nature. The site is not located in immediate proximity to any areas designated for their ecological importance. It would not have an adverse impact on any natural/semi natural habitats and thus species diversity, and the use of this site as a Gypsy and Traveller site would ensure that other less suitable sites (i.e. natural/semi natural habitats) will be conserved. This will ensure that species diversity at these sites will be conserved.
		Will it maintain and enhance sites designated for their nature conservation interest?	The site is not situated within a nature conservation designation.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	The Rochford District Replacement Local Plan 2006 Inspector's Report described the site as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33) and it may protect the openness of the Green Belt, agricultural land and landscape character of other areas in the locality. This site is not brownfield land but spoilt grade 3 agricultural land (SEA Baseline Information Profile) which is not used as such. There is potential for this site to have biodiversity value. This would need to be taken into consideration if this site was allocated.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This site has the potential to currently support biodiversity given that it is largely disused. Therefore there is potential to retain habitats within any development and facilitate species movement. The scale of the site has the potential to promote new habitat creation, although this would need to be carefully considered with regard to the location of the site, and the fact that it is bounded by two main transport routes to the east and south east (the A1245 and the A127 respectively), a train line to the north and the A130 is situated further to the west.
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This site is situated within Historic Environment Character Zone 40 (Rochford District Historic Environment Characterisation Project). There may be some archaeological deposits within this area, although at present this is unknown due to the lack of archaeological field work undertaken. This will need to be taken into consideration. There are no Listed Buildings in close proximity to this site.
		Will it support locally-based cultural resources and activities?	No impact.
Landscape & Townscape			
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	Although the allocation of this site has the potential to have an adverse impact on the range and quality of the public realm and open spaces as it is currently designated as Green Belt, the site has been described as degraded countryside. The allocation of this site would reduce the need to allocate undeveloped open greenfield sites, potentially with greater ecological value, elsewhere in the District. It is pertinent to note, however, that the site itself may have some ecological value as it is not used for agricultural purposes.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The allocation of this site, due to its location away from the main settlement of Rayleigh, would not contribute to the effective management of land in the urban fringe <i>per se</i> . Allocating the site, however, would enable a more effective management process of the site. The site is currently allocated as Green Belt, although it has been described as degraded countryside.
		Will it reduce the amount of derelict, degraded and underused land?	This site was recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33). Although it is currently Green Belt, the allocation of this site for a Gypsy and Traveller site would utilise this land.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This site is predominantly situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is likely to be impacted if this site is allocated as the site is currently designated Green Belt, although there are some current unauthorised uses on site which have an impact on the openness of the Green Belt and the landscape character. This site was also recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33) and thus it may preserve the character and openness of Green Belt in other locations. Nevertheless if this site is allocated, then it is important that a defensible Green Belt boundary can be maintained. The site is bounded by two dual carriageways to the east and south east (the A1245 and the A127 respectively), a natural boundary to the south and west and a train line to the north. There is an opportunity to create a new defensible Green Belt boundary, albeit one which would create somewhat of an island of development within the Green Belt.
		Will it preserve and/or enhance townscape character and value?	The site is situated to the west of Rayleigh. It is therefore not located near to or within a townscape area.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s)..
		Will it lead to an increased proportion of energy needs being met from renewable sources?	The scale of the site is unlikely to contribute to an increased proportion of energy needs being met from renewable sources.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not situated within an area at risk of flooding. It is noted, however, that there is an area at risk further to the west of the site to the west of the A130. It is unlikely that a site of this scale will adapt to and provide for the consequences of climate change.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	Water conservation would be managed through the development management process.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to serve the potential allocation of this site.
		Will it require the provision of sustainable drainage systems in new development?	A site of this scale is unlikely to include sustainable flood management measures.
		Will it reduce the risk of flooding?	The site is not situated within an area at risk of flooding. It is noted, however, that there is an area at risk further to the west of the site to the west of the A130. There are unlikely to be any significant impacts on water.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A site of this scale is unlikely to include sustainable flood management measures.
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	Although this site was recognised within the Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33), this option is not previously developed land. The site is greenfield land, albeit land which has been subject to a number of uses in recent times. The allocation of this site would therefore not ensure the re-use of previously developed land in preference to greenfield sites.
		Will higher-density development be promoted where appropriate?	The size of the identified area within this option is of a considerably larger size than required to accommodate all of the District's Gypsy and Traveller accommodation needs and would utilise more Green Belt land than required, give the allocation requirement. The allocation of a smaller part of the site would constitute a more efficient use of land. It is therefore recommended that if this site is taken forward in the Allocations process, then a smaller area is identified.
		Will soil quality be preserved?	This option is situated on degraded grade 3 agricultural land (SEA Baseline Information Profile).The site has been described as degraded countryside so it is unlikely that the allocation of this site would have an adverse impact on soil quality.
		Will it promote the remediation of contaminated land?	The site is currently not identified as contaminated land. This would need to be investigated prior to any development.
		Will the best and most versatile agricultural land be protected?	The site is situated on degraded grade 3 agricultural land (SEA Baseline Information Profile), albeit land which has already been subject to some development. The allocation of this site would help ensure the protection of better and more versatile agricultural land by reducing the need to develop grade 1 and grade 2 agricultural land.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT6 Michelins Farm
Air Quality			
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	Due to the location of the site away from the main settlement of Rayleigh and the services and facilities located there, and public transport routes, it is unlikely that air quality would be improved as reliance on the private car will not be reduced. However, the scale of the site is unlikely to create significant impacts.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This site is not in immediate proximity to any AQMAs. The site will not direct traffic away from significant junctions given its location, however, the scale of traffic coming from the site is unlikely to have a major impact. There may be some impact on the A1245, and highways access from this site will need to be negotiated carefully.
Sustainable Design & Construction			
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Design would be managed through the development management process.
		Will climate proofing design measures be incorporated?	Design would be managed through the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	Design would be managed through the development management process, but given the separation of the site from neighbouring development, there would be a nominal impact on local vernacular.
		Will it require the re-use and recycling of construction materials?	Design would be managed through the development management process.
		Will it encourage locally-sourced materials?	Design would be managed through the development management process.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	Design would be managed through the development management process.

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Goldsmith Drive – Option GT7

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
	Balanced Communities		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The allocation of this site would have a nominal impact on requirements for, and phasing of, infrastructure.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site, due to its very small size and location, detached from other existing sites and settlements within an area of plotland, ribbon development to the north of Rayleigh and to the south west of Hullbridge, is unlikely to ensure the regeneration and enhancement of existing rural and urban communities.
		Will it ensure equal opportunities and that all sections of the community are catered for?	The site, if allocated, would help ensure equal opportunities and that all sections of the community are catered for. However, due to the very small scale of this site, it would only be able to make a nominal contribution to meeting the accommodation needs of Gypsies and Travellers within the District, and would require the allocation of multiple sites, likely given the options available, to be dispersed. Furthermore, although this site is not in immediate proximity to the main settlement of Rayleigh to the south or the village of Hullbridge to the north east, it has a better relationship with the existing public transport routes along Lower Road and Hullbridge Road than some of the other options, which would have a positive impact on equal opportunities in terms of access, particularly for those without access to private transport.
		Will it meet the needs of an ageing population?	No impact.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	It is likely that the permanent allocation of a Gypsy and Traveller site will reduce income and quality of life disparities as the residents will be enabled to seek employment from a permanent location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
	Healthy & Safe Communities		
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The design of any development would be managed through the development management process at the planning application stage.
		Will it improve health and reduce health inequalities?	Permanent Gypsy and Traveller pitches have the potential to have a positive impact on health inequalities through providing greater certainty for the community. However, the site is somewhat detached from existing settlements to the south and north east, due to its distance from existing residential development, and healthcare facilities that can be found there. However, its proximity to Hullbridge Road and public transport routes has the potential to increase access, particularly for those without access to private transport, thus potentially having a positive impact on health equality. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site. The site is also in proximity to high voltage power lines to the south but these are over 60 metres away (approximately 85 metres at the closest point).
		Will it promote informal recreation and encourage healthy, active lifestyles?	The location of the site is close to open, green spaces and wooded areas. Many of these areas in close proximity to the site are not designated as public open space. There is, however, a golf course located to the east of the site, for example, and therefore the site may have the potential to promote informal recreation and consequently, healthy active lifestyles.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	Due to the small scale of the site, it is unlikely that green infrastructure and networks will be promoted and enhanced. This site is not well related to any proposed Greenways. The proposed Sustrans route is, however, located to the north of the site.
		Will it minimise noise pollution?	The effect is likely to be nominal as a result of the scale of development.
		Will it minimise light pollution?	The effect is likely to be nominal as a result of the scale of development.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
	Housing		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	The provision of an authorised Gypsy and Traveller site(s) would help meet the need for the provision of accommodation for Gypsies and Travellers.
		Will a mix of housing types and tenures be promoted?	The allocation of this site would help ensure that there is a balance of housing provision to serve all the District's communities.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	No impact.
		Is there sustainable access to key services?	The location of this site would not be in proximity to local services as the main settlement of Rayleigh is located to the south and the village of Hullbridge is located to the north east. This site has good access to Hullbridge Road, with Hullbridge village centre accessible to the north east and Rayleigh town centre accessible further to the south, and the wider highway network. There is a bus route running along Hullbridge route providing an alternative to the private car to access these facilities. Although it is remote from local services there may be potential to improve sustainable transport provision in this locality. There is a golf course to the east of the site and an area of employment to the north (Lubbards Lodge) although it is not designated employment land. The location of this site therefore has the potential to ensure sustainable access to key services. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
	Economy & Employment		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	The site is located away from the main centre of Rayleigh to the south and the village of Hullbridge to the north east and as such will not promote or enhance these existing centres.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	No impact.
		Does it promote mixed use and high density development in urban centres?	No impact.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	No impact.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
	Accessibility		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	This site is situated outside the settlement boundaries of Hullbridge and Rayleigh. Sustainable transport modes are within walking distance to the east of the site. This site has access to Hullbridge Road and the wider highway network to the east and west of the District. Rayleigh town centre is situated to the south and the village of Hullbridge to the north east of the site. There may be potential to improve sustainable modes of travel in the locality of the site.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		This site has good access to Hullbridge Road and the wider highway network to the west of the District and Rayleigh is accessible to the south and Hullbridge to the north east via Hullbridge Road. There is potential to improve sustainable modes of travel in this locality. However, given the scale of development proposed, provision of additional public transport is unlikely to be engendered by this site.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The location of a permanent Gypsy and Traveller site at this location has the potential to reduce social exclusion as the permanence of the residence would help to ensure access to jobs, shopping, leisure facilities and services. The site is well related to the bus route running along Hullbridge Road, which therefore increases the accessibility of these local services and facilities, particularly for those without access to private transport.	
Will it reduce the need to travel?		The site is well located to the highway network, and the bus route running along Hullbridge Road, ensuring access to key services using a range of methods. It may therefore reduce the need to travel using the private car.	
Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?		This small scale site is located on the outskirts of two settlements (Rayleigh and Hullbridge), albeit in an area of plotland, ribbon development, therefore it does not encourage development where large volumes of people and/or transport movements are located.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	The site is outside the main settlements of Rayleigh and Hullbridge although there are opportunities to access local services and facilities by alternatives to the private car through use of the bus route running along Hullbridge Road. This may result in some exclusion of the young, socially deprived, and those with disabilities, although to a lesser extent than other options which are not well related to public transport routes.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The provision of a permanent Gypsy and Traveller site (albeit a very small one) will secure more opportunity for future residents of the site (if this site were allocated) to work in the District as their residence in the area will be secured. The north of Rayleigh, however, has links with the neighbouring economic centres of Basildon and Chelmsford, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	The site is located a distance away from public open space to the west along Rawreth Lane and to the north/north east along Ferry Road, and is not within walking distance.
Biodiversity			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This site is not in proximity to the District's estuaries or salt marshes, or other important natural/semi natural habitats. However, it is unlikely that the site would conserve and enhance the natural/semi natural habitats as the site is in close proximity to wooded areas to the north west and west, and there may be some impact on this. The impact on hedgerows to the south of the site would need to be taken into consideration.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
		Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?	Whilst the site is not located in immediate proximity to any areas designated for their ecological importance, the impact on existing hedgerows and the proximity of the site to wooded areas would need to be considered, if this site was allocated. Potential disturbance or habitat loss would need to be mitigated against.
		Will it maintain and enhance sites designated for their nature conservation interest?	The site is not situated within a nature conservation designation.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	The scale of the site is unlikely to produce opportunities for new habitat creation.
Cultural Heritage			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This site is situated within Historic Environment Character Zone 34 (Plotlands between Hullbridge and Rayleigh) where the settlement pattern is dispersed with moats and churches set within a rectilinear field pattern of ancient origin, and superimposed on this are more recent 20th Century plotlands and leisure activities (Rochford District Historic Environment Characterisation Project). This is a patchwork landscape consisting of small zones of regular and irregular fields. The historic settlement pattern was dispersed and is now augmented by plotlands. A large golf course lies in the centre of the zone. There are no Listed Buildings in close proximity to this site.
		Will it support locally-based cultural resources and activities?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
	Landscape & Townscape		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	The allocation of this site may have an adverse impact on the range and quality of the public realm and open space as it is currently greenfield land.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The allocation of this site would contribute to the effective management of land in the urban fringe, and allocating the site would enable a more effective management process of the site. However, the site is currently allocated as Green Belt, and is also in proximity to wooded areas and the impacts on these would need to be carefully considered.
		Will it reduce the amount of derelict, degraded and underused land?	The allocation of this site would not reduce the amount of derelict, degraded and underused land as the site is currently greenfield land that is designated as Green Belt.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This site is situated within the Crouch and Roach Farmland landscape character area (SEA Baseline Information Profile), which has a medium to high sensitivity to change. The landscape character is likely to be impacted if this site is allocated as the site is currently designated Green Belt. However there are residential properties within close proximity (although these are not designated as existing residential development) and there is an area of employment to the north east (Lubbards Lodge) but this area is not designated employment land.. If this site is allocated, then it is important that a defensible Green Belt boundary can be maintained. Although the site follows a natural boundary to the south and is enclosed by Goldsmith Drive to the north, it does not follow strong boundaries to the east, north east and west. Furthermore the allocation of this would create a small island of allocated land within the Green Belt, thereby weakening the Green Belt boundary and its integrity. The site is also in close proximity to wooded areas to the west and north west.
		Will it preserve and/or enhance townscape character and value?	The townscape character is unlikely to be impacted if this site is allocated as the site is currently greenfield land which is designated as Green Belt. However there are several residential properties within close proximity (but these are not designated as existing residential development).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
Climate Change & Energy			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	There are unlikely to be any significant impacts on climate change and energy as the size and quantum of development would not generate a significant amount of movement from the allocated site(s).
		Will it lead to an increased proportion of energy needs being met from renewable sources?	It is unlikely that a site of this scale will lead to an increased proportion of energy needs being met from renewable resources.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The site is not situated within an area at risk of flooding. It is unlikely that a site of this scale will adapt to and provide for the consequences of climate change.
Water			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	Water conservation would be managed through the development management process.
		Will it provide for effective wastewater treatment?	There are no foul sewers in the immediate vicinity.
		Will it require the provision of sustainable drainage systems in new development?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
		Will it reduce the risk of flooding?	The site is not situated within an area at risk of flooding. There are unlikely to be any significant impacts on water.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A site of this relatively small scale is unlikely to include sustainable flood management measures.
Land & Soil			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	The site is currently allocated as Green Belt. It is greenfield land and would therefore not ensure the re-use of previously developed land.
		Will higher-density development be promoted where appropriate?	No impact.
		Will soil quality be preserved?	The impact on soil quality is unknown. This site is on grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	Greenfield land is not thought to be contaminated.
		Will the best and most versatile agricultural land be protected?	The site is classified as grade 3 agricultural land (SEA Baseline Information Profile), but it is unlikely to be practical to farm it due to its size and position within plotland development. It is currently greenfield land in close proximity to residential properties (although they are not designated as existing residential development). Given the size of the site and its capacity to accommodate a very small number of pitches, the best and most versatile agricultural land may not be protected if this site was allocated (as an additional site(s) would be required).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option GT7 Goldsmith Drive
	Air Quality		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are unlikely to be any significant impacts on air quality.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	This site is not in immediate proximity to any AQMAs (although Rawreth Lane Industrial Estate is designated an AQMA along Rawreth Lane). Furthermore due to the scale of the site it is unlikely that there will be an impact on significant junctions in the locality.
	Sustainable Design & Construction		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Design would be managed through the development management process.
		Will climate proofing design measures be incorporated?	Design would be managed through the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	Design would be managed through the development management process, but such development in this location would be unlikely to make a positive contribution to the local vernacular.
		Will it require the re-use and recycling of construction materials?	Design would be managed through the development management process.
		Will it encourage locally-sourced materials?	Design would be managed through the development management process.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	Design would be managed through the development management process.