

Local Development Framework

Allocations Development Plan Document

Detailed Assessment of Potential Residential
Site Options (Evidence Base Document)



**LDF
Evidence Base**

If you would like this information in large print, Braille or another language, please contact 01702 318111.

Contents

	Page
1 Introduction	4
2 Methodology.....	5
Site Information	5
Constraints	5
Green Belt Impact Assessment.....	5
Site Sustainability Issues.....	5
Site Performance against Policy H7 of Core Strategy	9
Potential Site Capacity	9
Photographic Evidence	9
Summary	9
3 North of London Road.....	10
4 West Rochford	97
5 West Hockley	180
6 South Hawkwell.....	306
7 East Ashingdon	410
8 South West Hullbridge.....	474
9 South Canewdon.....	526
10 South East Ashingdon.....	631
11 West Great Wakering.....	649
12 Gypsy and Traveller Site Options.....	745

1 Introduction

- 1.1 A number of sites submitted through the 'Call for Sites' process and later through the initial consultation on the Allocations DPD: Discussion and Consultation Document have been identified as generally being commensurate with the broad locations identified with the Rochford District Core Strategy (December 2011) for residential development and Gypsy and Traveller site allocations. However, not of all these sites may not be appropriate for reallocation.
- 1.2 A more detailed assessment of the sites is required to identify those which would be the most sustainable and satisfy the requirements of the Rochford District Core Strategy.
- 1.3 The sites put forward for residential and Gypsy and Traveller site use have been assessed in more detail. However, it should be noted that not all of the site options identified within the Allocations DPD: Discussion and Consultation Document have been formally submitted through the 'Call for Sites' process or through the formal consultation on the Discussion and Consultation Document in March/April 2010.
- 1.4 Subsequently the majority of sites identified in the Discussion and Consultation Document which have not been formally submitted for consideration within the Local Development Framework require further assessment to determine their appropriateness.
- 1.5 Both the submitted sites and the additional site options identified within the Discussion and Consultation Document have been assessed using the same methodology and criteria.
- 1.6 This report focuses on the general locations of north of London Road, west Rochford west Hockley, south Hawkwell, east Ashingdon, south west Hullbridge, south Canewdon, south east Ashingdon and west Great Wakering as well as Gypsy and Traveller site options.
- 1.7 For three of the general locations (north of London Road, west Hockley and west Great Wakering) it has been identified that if some of the site options are taken forward, then additional land would need to be reallocated from the Green Belt to ensure the robustness and defensibility of the Green Belt boundary in these locations. These areas have been identified within the relevant chapters and areas assessed the same as the other sites.
- 1.8 An additional site within south Canewdon, which was identified within the updated Sustainability Appraisal, has also been assessed.
- 1.9 An additional non-Green Belt site within south Hawkwell, which was identified within the Replacement Local Plan 2006 and the SHLAA (2012), has also been assessed.
- 1.10 This report primarily focuses on potential Green Belt allocations and does not assess Rawreth Industrial Estate, Eldon Way / Foundry Industrial Estate, Star Lane Industrial Estate or Stambridge Mills. These existing employment sites have already been identified for reallocation for residential use within the Rochford District Core Strategy (Policy ED3).

2 Methodology

Site Information

- 2.1 A section detailing the site information such as the 'Call for Sites' reference, restrictions to the developable area, a physical description of site, and current, existing and proposed uses have been included within the proformas to establish the current status/condition of the site.
- 2.2 An aerial photograph has been included to identify the site being assessed.

Constraints

- 2.3 A constraints section specifically relating to flood risk and infrastructure requirements has been included to identify whether these potentially significant constraints impact on the site's development potential.

Green Belt Impact Assessment

- 2.4 An assessment relating to the potential impact on the Green Belt if a site was taken forward has been included. Each of the sites has been assessed according to the potential impact on the Green Belt, if the site were reallocated from Green Belt to an alternative residential or Gypsy and Traveller site use.
- 2.5 Each site has been assessed against the Green Belt objectives identified within paragraph 80 in the National Planning Policy Framework (NPPF – March 2012). A scoring system to rate the potential Green Belt impact if the site were allocated has been developed:
 - High** – If the site is developed it has the potential to cause severe permanent negative effects to the Green Belt purpose in the area being appraised.
 - Medium** – If this site is developed it could lead to opportunities to promote benefits to the Green Belt purpose in the area being appraised.
 - Low** – If this site is developed it is less likely to pose a threat to the Green Belt purpose in the area being appraised.
- 2.6 Each rating in terms of Green Belt impact is accompanied by a commentary to provide further justification.

Site Sustainability Issues

- 2.7 Each site has been assessed against a number of sustainability issues to ascertain its potential sustainability. The Strategic Environmental Assessment (SEA) Baseline Information Profile produced by Essex County Council provides a wealth of environmental, economic and social data for the District, and forms part of the evidence base for the Rochford District Local Development Framework.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

2.8 The site sustainability issues have been divided into the following sections; Access to Services and Facilities, Site Restraints, Natural and Historic Environmental Constraints, Sources/Areas of Pollution, Landscape Impact and Visual Impact. A number of indicators have been set out within the different sections, and these relate to the following Sustainability Objectives:

- (1) To ensure the delivery of high quality sustainable communities where people will want to live and work
- (2) To create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion
- (3) To provide everyone with the opportunity to live in a decent home
- (4) To improve the health of residents and mitigate/reduce potential health inequalities arising from new development
- (5) To promote town centre vitality and viability
- (6) To achieve sustainable levels of prosperity and economic growth
- (7) To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental, and economic development
- (8) To promote more sustainable transport choices both for people and moving freight
- (9) To promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking
- (10) To improve the education and skills of the population
- (11) To maintain and enhance cultural heritage and assets
- (12) To reduce contributions to climate change
- (13) To improve water quality
- (14) To reduce the risk of flooding
- (15) To improve air quality

2.9 The majority of the indicators identified within each section can be recorded with a 'Yes/No' answer given the nature of the questions posed.

2.10 It is, however, appropriate for the indicators relating to access to services and facilities to include a specific scoring system to determine whether the services and facilities identified are accessible to the site in question or not. Distance is measured from the nearest point on the site. The scoring system is as follows:

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

- High** – There is good access to local services and facilities. These are within 800m walking distance (approximately a 10 minute walk)¹.
- Medium** – There is average access to local services and facilities. These are between 800m and 2.4km walking distance (approximately between 10 and 30 minute walk).
- Low** – There is poor access to local services and facilities. These are greater than 2.4km walking distance (approximately greater than a 30 minute walk).

- 2.11 The walking distances to services and facilities are measured from the site to the nearest destination along main roads. The calculation therefore does not take into account existing public rights of way or potential new public footpaths.
- 2.12 Within the Natural and Historic Environmental Constraints category for Site Sustainability Indicators the question relating to archaeological interest has been determined with reference to the historic environment character zone in which each site is located and the survival and potential for historic environment assets that could be present. The Rochford District Historic Environment Characterisation Project (2006) has been used to determine this.
- 2.13 Within the Landscape Impact category for Site Sustainability Indicators the questions relating to the location of a site on previously developed land and agricultural land have a 'Yes/No' response. The other indicators within this section, however, merit a different scoring system for assessment.
- 2.14 The different grades of agricultural land used in the assessment of sites are taken from DEFRA's guidance²:
- Grade 1** – excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.
 - Grade 2** – very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

¹ This is based on the assumption used by the Department for Transport in 'Accessibility Statistics Guidance' available from <http://assets.dft.gov.uk/statistics/series/accessibility/accessibility-statistics-guidance.pdf>

² DEFRA's 1988 publication 'Agricultural Land Classification of England and Wales - revised guidelines and criteria for grading the quality of agricultural land' available from <http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Grade 3 – good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

2.15 The landscape character areas identified within the Strategic Environmental Assessment Baseline Information Profile are Crouch and Roach Farmland, Dengie and Foulness Coastal and South Essex Coastal Towns. The sensitivity of each of these landscape character areas, however, varies depending on the type, change and scale of development. This information is derived from the Strategic Environmental Assessment (SEA) Baseline Information Profile for the District, as appropriate.

2.16 The varying sensitivity of the different landscape character areas for residential use in terms of (1) major urban extensions >5 hectares and new settlements; (2) small urban extensions <5ha; and (3) Incremental small-scale developments are as follows:

Crouch and Roach Farmland – (1) high; (2) medium; (3) medium

Dengie and Foulness Coastal – (1) high; (2) high; (3) medium

South Essex Coastal Towns – (1) medium; (2) low; (3) low

2.17 The varying sensitivity of the different landscape character areas for Gypsy and Traveller accommodation in terms of (1) small urban extensions <5 hectares; (2) developments with individual large/bulk buildings; and (3) incremental small-scale developments is as follows:

Crouch and Roach Farmland – (1) medium; (2) high; (3) medium

Dengie and Foulness Coastal – (1) high; (2) high; (3) medium

South Essex Coastal Towns – (1) low; (2) low; (3) low

2.18 In relation to the sensitivity of the historic environment, all the sites have been assessed according to the sensitivity of each particular historic environment character zone to change³ which they are located in. The sensitivity of the different historic environment character zones are indicatively rated as follows:

High – (3) The zones historic environment is highly sensitive to medium to large scale development.

Medium – (2) Medium to large scale development is likely to have a considerable impact on the historic environment character of the zone.

Low – (1) The historic environment of the zone could accommodate medium to large scale development, however specific historic environment assets may suffer adverse effects.

³ Rochford District Historic Environment Characterisation Project (2006) available from http://www.rochford.gov.uk/PDF/planning_historic_environment_project.pdf

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

2.19 The visual impact has been assessed according to three broad criteria and additional commentary has been provided.

Fully – The site is fully visible from the public highway. There is no screening around the site for example trees and hedgerows

Partially – The site is partially visible from the public highway. There is some screening around the site.

Obscured – The site is generally not visible from the public highway. There is a significant amount of screening around the site.

Site Performance against Policy H7 of Core Strategy

2.20 A section specific to the assessment of Gypsy and Traveller accommodation has been included within these proformas to assess the site's performance against the criteria set out within Policy H7 of Rochford District Core Strategy.

Potential Site Capacity

2.21 The potential capacity of each site has been estimated to identify whether it would be able to accommodate the quantum proposed for its location. The majority of these have been taken from the calculations within the Strategic Housing Land Availability Assessment (SHLAA, 2012) where available. For sites not included within the SHLAA (2012) these have been calculated based on the SHLAA calculations for other sites within the general location as appropriate.

2.22 As acknowledged within the Department for Communities and Local Government Guidance 'Designing Gypsy and Traveller Sites: Good Practice Guide'⁴, "There is no one-size-fits-all measurement of a pitch as, in the case of the settled community, this depends on the size of individual families and their particular needs." (paragraph 7.9). However, for the purposes of estimating potential site capacity for Gypsy and Traveller accommodation calculations have been based on an allowance of 0.05-0.1 hectares.

Photographic Evidence

2.23 A site visit for each of the sites assessed has been undertaken to determine the landscape impact if each site were taken forward in the Allocations process.

2.24 A further section which includes an OS map identifies indicative viewpoints around the site and photographs from these viewpoints have been included. Photographs have been taken using compact digital cameras (Canon Digital IXUS70; Fujifilm FinePix F10).

Summary

2.25 A section summarising key points from the assessment and any other relevant issues has also been included.

⁴ Designing Gypsy and Traveller Sites: Good Practice Guide available from:
<http://www.communities.gov.uk/documents/housing/pdf/designinggypsiesites.pdf>

3 North of London Road, Rayleigh

3.1 The Rochford District Core Strategy sets out the following requirements for North of London Road, Rayleigh:

- 550 dwellings
- New primary school
- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements, including link between Rawreth Lane and London Road
- Link and enhancements to local pedestrian/cycling and bridleway network
- Link to Green Grid Greenway No. 13
- Public park land to provide buffer between the built environment and A1245
- Youth and community facilities
- Play space
- Sustainable drainage systems

3.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of between 30 and 35 dwellings per hectare has been suggested as being appropriate for the sites within West Rochford. The gross approximate site size has also been calculated for 50% and 75% developable areas.

550 dwellings/30dph = 18.33 hectares (net)

18.33 hectares is 50% of **36.66** hectares (gross)

18.33 hectares is 75% of **24.44** hectares (gross)

550 dwellings/35dph = 15.71 hectares (net)

15.71 hectares is 50% of **31.42** hectares (gross)

15.71 hectares is 75% of **20.95** hectares (gross)

3.3 For approximately 550 dwellings, a minimum site size of 20.95 hectares would be required.

3.4 Detailed assessment of the sites put forward within this general location has identified potential isolated areas of Green Belt that could be created should land to the north of London Road – such as Option NLR5 stretching from London Road in the south to Rawreth Lane in the north – be allocated (reference NSTG1). All of the sites have been assessed using the same methodology.

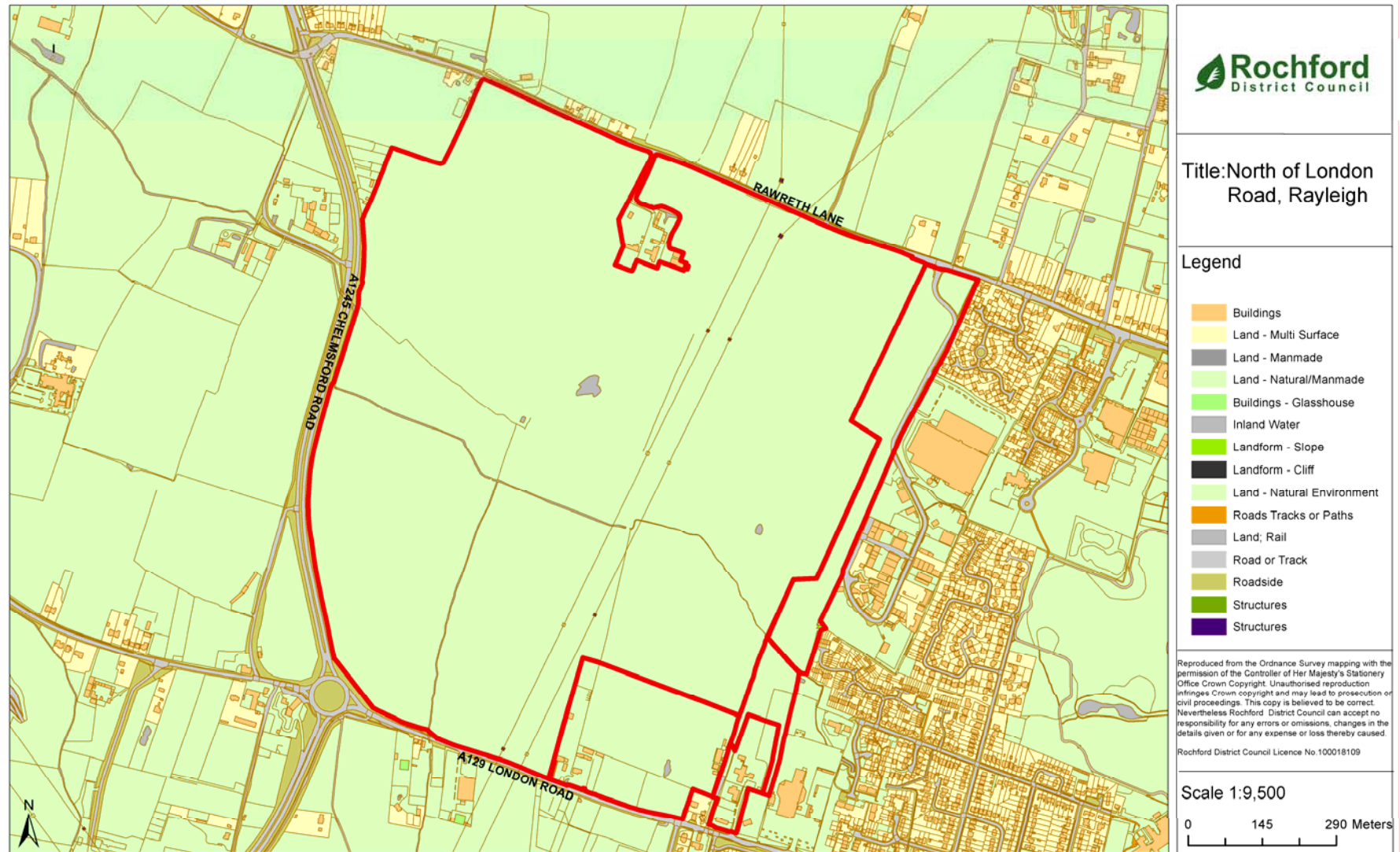



Figure 1 – Sites assessed within the general location of North of London Road, Rayleigh

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land at Rawreth Lane, Rayleigh: Screened Sites Assessment Proforma (Forming part of Options NLR1-5)		
1. Site Information	'Call for Sites' Reference:	144
	Site Name:	Land at Rawreth Lane
	Site Location:	Rayleigh
	Site Area (hectares):	100 hectares
	Restrictions to Developable Area:	Areas at risk of flooding (flood zone 2 and 3). Tree Preservation Order (TPO) area. Pylons and a foul sewer on site.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Increase in the height of the land from London Road towards Rawreth Lane at the northern end of the site, and increase in height of the land from the A1245 eastwards towards Rawreth Industrial Estate. Pylons running north east across the site. Watercourses running through the site from the central area southwards towards London Road and eastwards across the central area of the site towards Grosvenor Road (to the south of Rawreth Industrial Estate). Partial watercourse along the southern and northern boundaries of the site.
	Current Use:	Agricultural
	Proposed Use:	Residential/mixed
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/greenfield land; residential; community use; employment (further to the east)
Aerial Photograph:	Please see map	

2. Constraints		
	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	
<p>Commentary: There is a significant area within flood zone 2 and 3, predominantly located towards the western/south western section of the site. The area at risk of flooding extends southwards towards London Road and eastwards across the central area of the site towards Grosvenor Road (to the south of Rawreth Industrial Estate) following natural field boundaries. Approximately 8.5 hectares of the site is within flood zone 2 and 17.3 hectares is within flood zone 3.</p>		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Infrastructure Requirements			
	New Highways Access Required:		<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:		<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:		<input type="checkbox"/>
	Significant Investment in walking/public transport required:		<input type="checkbox"/>
	Flood Risk Mitigation Measures Required:		<input checked="" type="checkbox"/>
	<p>Commentary: Although the site is adjacent to Rawreth Lane, London Road and the A1245, new highways access onto London Road and/or Rawreth Lane would be required if part of this site were allocated. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. There is an existing footpath to the south of the site along London Road but there is no footpath along the northern boundary of the site on the southern side of Rawreth Lane. Some investment in walking and public transport may be required (particularly given the requirement within the Rochford District Core Strategy for improved public transport linkages between London Road, Rawreth Lane and the A1245). There are significant areas at risk of flooding on site which affects the potential developable area of the site. Any areas within flood zone 2 and 3 should, as identified within the updated Sustainability Appraisal for the Discussion and Consultation Document, accommodate public open space (water-compatible development).</p>		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	This site is situated to the north of London Road between the existing developed area of Rayleigh to the east and the A1245 to the west. Although this site is enclosed along its western, northern and southern boundaries, the site is not enclosed along its eastern boundary, which undermines the potential to create a strong and defensible Green Belt boundary in this location. The site to the east of this area - land west of Rawreth Industrial Estate (ref: 173) - would need to be allocated in conjunction with this site. Land to the south and south east of the site would also require to be allocated for residential development. Furthermore if the entire site were allocated, this would significantly increase the built-

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

			up area of Rayleigh westwards towards Rawreth village (although the village is segregated from the site by the A1245). However, according to the SHLAA (2012) a proportion of the site would be required to meet the requirements of the Rochford District Core Strategy, and a buffer is required to be set aside between the built environment and the A1245.	
	To prevent neighbouring towns from merging into one another	Low	Medium	This site is located to the west of Rayleigh between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated to the north west (although it is segregated from the site by the A1245).
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the north of London Road to the west of Rayleigh. If the entire site were allocated, this would significantly increase the built-up area of Rayleigh westwards towards Rawreth village (although it is segregated from the site by the A1245). According to the SHLAA (2012) a proportion of the site would be required to meet the requirements of the Rochford District Core Strategy, and a buffer is required to be set aside between the built environment and the A1245.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rayleigh Conservation Area. Its development would not undermine the setting of Rayleigh.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the north of London Road to the west of Rayleigh.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site less than 800m walking distance of the existing residential area of Rayleigh which is designated to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest town centre is Rayleigh. The site is approximately 2.4km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Medium	The nearest secondary school is 1.3km distance from the site. A new primary school will be developed on land to the north of London Road.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery is approximately 900m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along London Road and Rawreth Lane. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		The nearest train station is Rayleigh train station which is approximately 2km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	Medium	The nearest local shops and services along Rawreth Lane are less than 800m distance and the nearest local shops and services along London Road are approximately 1km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest areas of open space along Rawreth Lane and London Road.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
5. Site Sustainability Issues – Site Restraints	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is greater than the approximate minimum site threshold of 20.95 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is a significant area at risk of flooding within the site, and there is a TPO area towards the south west corner of the site. There is also a TPO area adjacent to the site running along the south eastern boundary of the site. There are pylons running north east across the site and a foul sewer on site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	Although the site is adjacent to Rawreth Lane, London Road and the A1245, new highways access onto London Road and/or Rawreth Lane would be required if part of this site were allocated.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a Tree Preservation Order (TPO) area towards the south west corner of the site. There is also a TPO area adjacent to the site running along the south eastern boundary of the site, and TPO areas in proximity to the eastern boundary of the site.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not in proximity to Rayleigh Conservation Area.
Is the site in proximity to a Listed Building? (11)	Yes	The boundary around Rawreth Hall towards the northern end of the site is within 2 metres of the nearest Listed Building at its closest point which is grade II Listed ('Barn approximately 40 metres east of Rawreth Hall, Rawreth').
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

7. Site Sustainability Issues – Sources / Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	Yes	Rawreth Industrial Estate to the east of the site is an AQMA.
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	Rawreth Industrial Estate to the east of the site has the potential to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	

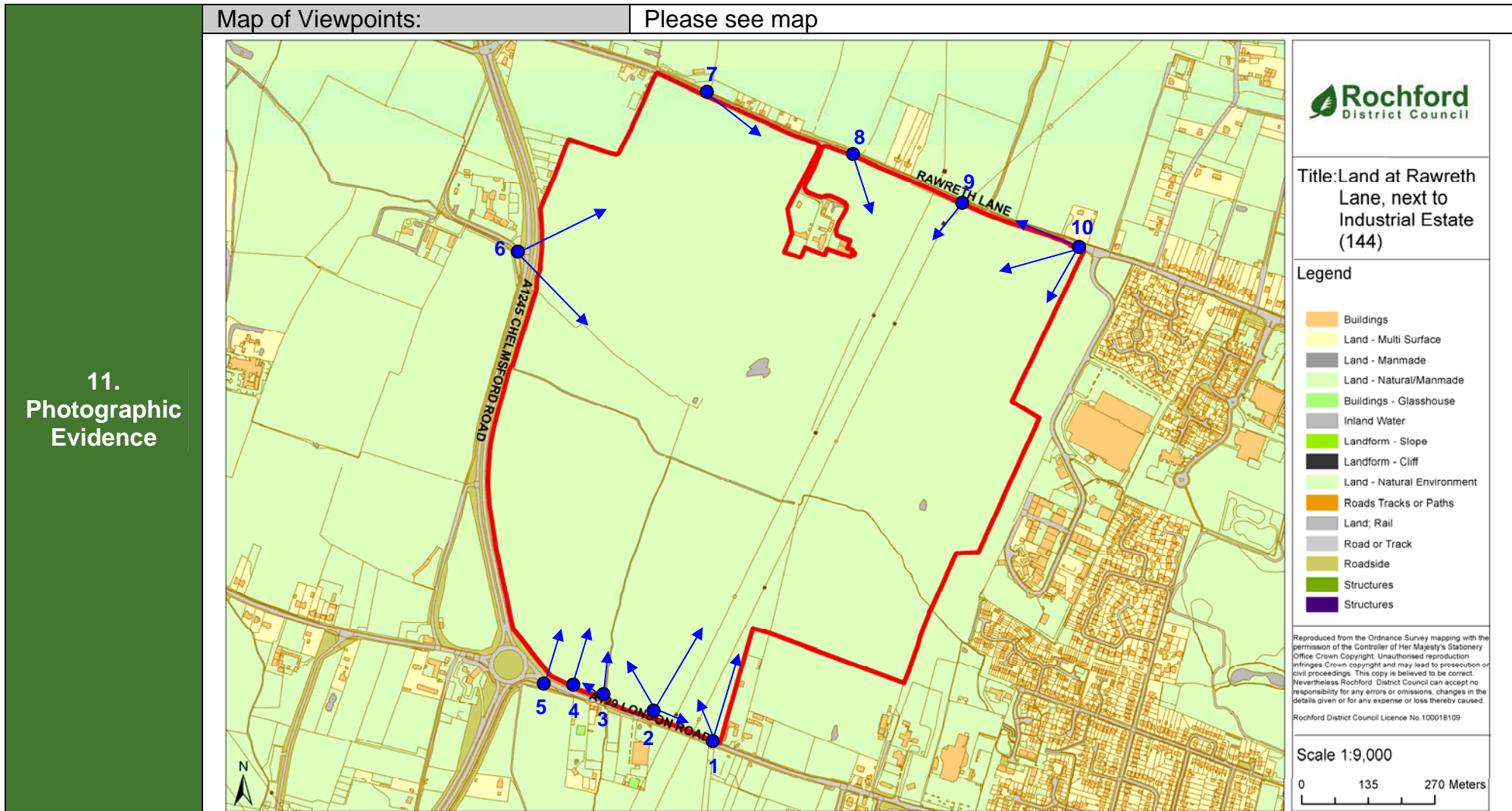
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	There is a cluster of trees towards the south western corner of the site which follows a watercourse from London Road running northwards. There is also predominantly low hedgerows and simple, wooden fencing running along the western and south western boundary of the site, with a few trees bordering the A1245, which generally provides some enclosure of the site with natural features. However, there are very few trees along the southern boundary of the site and there is a cluster of trees towards the north eastern corner of the site; the site is not well enclosed along Rawreth Lane and London Road. The site is not enclosed to the east (as it does not adjoin the residential area or Rawreth Industrial Estate).
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	Although there are some trees and low hedgerows and fencing around the site providing some enclosure, there are predominantly open views across the site from London Road to the south, Rawreth Lane to the north, the road leading to Rawreth Industrial Estate to the east and

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

			<p>the A1245 to the west. The trees and hedgerows towards the south western corner of the site, which follow a watercourse from London Road running northwards, does provide some screening of parts of the site, for example the south western corner on the eastern approach along London Road and parts of the south / south eastern section of the site from the western approach along London Road. However, the topography of the site increases the open views of the site from the public highway.</p>	
<p>10. Potential Capacity</p>	<p>Residential Use Potential Site Capacity</p>	<p>Estimated appropriate density for area:</p>	<p>30-35 dwellings/hectare</p>	
		<p>Net development site area (in hectares):</p>	<p>100 hectares (gross) 50% - 50 hectares (net) 75% - 75 hectares (net)</p>	<p>36.28 hectares (gross, outside flood zone 3 of the suggested developable area) 50% - 18.14 hectares (net) 75% - 27.21 hectares (net)</p>
		<p>Estimated capacity for the site:</p>	<p>1500-2250 dwellings at 30 dwellings per hectare (whole site) 1750-2625 dwellings at 35 dwellings per hectare (whole site)</p>	<p>544-816 dwellings at 30 dwellings per hectare 635-952 dwellings at 35 dwellings per hectare</p>





Viewpoint 1 (Looking north west)



Viewpoint 1 (Looking north/north east)



Viewpoint 2 (Looking east)



Viewpoint 2 (Looking north/north east)



Viewpoint 2 (Looking west/north west)



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking west)



Viewpoint 4



Viewpoint 5



Viewpoint 6 (Looking east/south east)



Viewpoint 6 (Looking east/north east)



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10 (Looking south)



Viewpoint 10 (Looking south west)



Viewpoint 10 (Looking west)

<p>12. Other Issues and Summary</p>	<p>This site is an area of open grade 3 agricultural land located to the north of London Road to the west of Rayleigh. It is in close proximity to the existing residential area which is located to the east, and Rawreth Lane is located to the north and London Road is situated to the south. It is generally well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. This site is greater than the approximate minimum site threshold of 20.95 hectares.</p> <p>There are several constraints on site. A significant area of the site is within an area at risk of flooding (flood zone 2 and 3), and there is a Tree Preservation Order (TPO) area towards the south west corner of the site. There is also a TPO area adjacent to the site running along the south eastern boundary of the site, and TPO areas in proximity to the eastern boundary of the site. There are pylons running north east across the site and a foul sewer on site. The height of the land increases from London Road towards Rawreth Lane at the northern end of the site, and there is also an increase in the height of the land from the A1245 eastwards towards Rawreth Industrial Estate. Rawreth Industrial Estate to the east of the site is an AQMA, and air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.</p> <p>In terms of landscape impact, this site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. Although there are some trees and low hedgerows and fencing around the site providing some enclosure, there are predominantly open views across the site from London Road to the south, Rawreth Lane to the north, the road leading to Rawreth Industrial Estate to the east and the A1245 to the west. The trees and hedgerows towards the south western corner of the site, which follow a watercourse from London Road running northwards, does provide some screening of parts of the site, for example the south western corner on the eastern approach along London Road and parts of the south / south eastern section of the site from the western approach along London Road. However, the topography of the site increases the open views of the site from the public highway.</p> <p>This site is situated to the north of London Road between the existing developed area of Rayleigh to the east and the A1245 to the west. Although this site is enclosed along its western, northern and southern boundaries (by the A1245, Rawreth Lane and London Road, respectively), the site is not enclosed along its eastern boundary, which undermines the potential to create a strong and defensible Green Belt boundary in this location. The site to the east of this area (land west of Rawreth Industrial Estate) would need to be allocated in conjunction with this site. Land to the south and</p>
--	---

south east of the site would also require to be allocated for residential development. Furthermore if the entire site were allocated, this would significantly increase the built-up area of Rayleigh westwards towards Rawreth village (although the village is segregated from the site by the A1245). However, according to the SHLAA (2012) a proportion of the site would be required to meet the requirements of the Rochford District Core Strategy, and a buffer is required to be set aside between the built environment and the A1245.

This site is located to the west of Rayleigh between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated to the north west (although it is segregated from the site by the A1245).

This site is not situated in proximity to Rayleigh Conservation Area. However, the boundary around Rawreth Hall towards the northern end of the site is within 2 metres of the nearest Listed Building at its closest point which is grade II Listed ('Barn approximately 40 metres east of Rawreth Hall, Rawreth'). There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site has the potential to accommodate between 1500 and 2250 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 1750 and 2625 dwellings based on a calculation of 50% and 75% developable area respectively. This is significantly greater than the dwelling requirement within the Rochford District Core Strategy. The SHLAA (2012) suggests that a proportion of the site (approximately 36.28 hectares) could be used to accommodate between 544 and 816 dwellings at a density of 30 dwellings per hectare on a developable area of 50% and 75% respectively, and between 635 and 952 dwellings at a density of 35 dwellings per hectare on a developable area of 50% and 75% respectively. However, the area of the site identified within the SHLAA (2012) (an area of 36.28 hectares) is for indicative purposes only.

As set out above, although the entire site is not required to accommodate the dwellings and infrastructure requirements in the Rochford District Core Strategy, it is likely that land to the east and south of this site would need to be allocated to ensure the defensibility of the Green Belt boundary to the west of Rayleigh.


The allocation of this site would engender the possibility of creating a highway link between Rawreth Lane and London Road. A link between Rawreth Lane and London Road could be in the form of a bus-only road.

If the option to create a link road between London Road and Rawreth Lane is considered appropriate, then part of this site in conjunction with land to the east and south (including call for sites ref. 93 and 173) should be considered for reallocation for residential use to ensure that a new defensible Green Belt boundary is created (and not an isolated area of development surrounded by land allocated as Green Belt).. Such an arrangement would be similar to Option NLR5 of the Allocations Discussion and Consultation Document. It is noted that one of the recommendations/key observations for this general location within the updated Sustainability Appraisal of the Allocations Discussion and Consultation Document is that “Option NLR5 [which abuts both London Road and Rawreth Lane] performs strongly against the sustainability objectives, particularly in terms of accessibility and the impact on landscape character and the Green Belt to the north of London Road, and would enable the development of a public transport link between Rawreth Lane and London Road.” (page 32).

Furthermore the future redevelopment of Rawreth Industrial Estate would need to be taken into consideration.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land to the north of 206 London Road, Rayleigh: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	93
	Site Name:	Land to the north of 206 London Road
	Site Location:	Rayleigh
	Site Area (hectares):	1.49 hectares
	Restrictions to Developable Area:	Tree Preservation Order (TPO) area and TPO points.
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Wooded area. Irregular shape. Access from Gunn Close (formerly 206 London Road) and the road to the west leading to London Road playing field. Trees and other vegetation on site. Watercourse along the northern boundary of the site.
	Current Use:	Wooded area
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; community use (small area to the south east of the site)
	Adjacent Land Use(s):	Community; Green Belt/greenfield land; residential; open space; Green Belt/agricultural land
	Aerial Photograph:	Please see map

		
<p>2. Constraints</p>	<p>Flood Risk</p>	
	<p>Zone 1: Low Probability (<0.1% probability of annual flooding)</p>	<input checked="" type="checkbox"/>
	<p>Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</p>	<input type="checkbox"/>
	<p>Zone 3a: High Probability (>1% probability of annual flooding)</p>	<input type="checkbox"/>
	<p>Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</p>	<input type="checkbox"/>
	<p>Commentary: Although not situated within an area at risk of flooding, it is noted that there is an area of flood zone 2 and 3 along the northern boundary of the site.</p>	
	<p>Infrastructure Requirements</p>	
	<p>New Highways Access Required:</p>	<input type="checkbox"/>
<p>Significant Investment in Existing Foul Sewerage Required:</p>	<input type="checkbox"/>	
<p>Significant Investment in Gas/Water/Electricity Power Supplies:</p>	<input type="checkbox"/>	
<p>Significant Investment in walking/public transport required:</p>	<input type="checkbox"/>	
<p>Flood Risk Mitigation Measures Required:</p>	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site has links to Gunn Close and the road to the west leading northwards from London Road providing access to London Road playing field. There is existing access to the south eastern and south western corners of the site from London Road. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	This site is situated to the north of London Road, with community facilities and greenfield land to the south, residential development to the east and agricultural land to the north and west. It has the potential to create a strong and defensible Green Belt boundary. However, this site if allocated on its own could create an island of residential development within the Green Belt which could undermine this defensibility. Furthermore as acknowledged in the SHLAA (2012) this site would not be able to meet the dwelling requirements for this general location.
	To prevent neighbouring towns from merging into one another	Low	This site is situated adjacent to the existing residential area of Rayleigh which is allocated to the east. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated further to the north west (to the west of the A1245).
	To assist in safeguarding the countryside from encroachment	Low	This is a wooded area to the north of London Road to the west of Rayleigh.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh Conservation Area. It's development would not undermine the setting of Rayleigh.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This is a wooded area to the north of London Road to the west of Rayleigh.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is adjacent to the existing residential area along its eastern boundary.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest town centre is Rayleigh. The site is approximately 1.9km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High Medium	The nearest primary school is less than 800m distance from the site. The nearest secondary school is approximately 1km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated on a bus route which runs along London Road. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	The nearest train station is Rayleigh train station which is approximately 1.6km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services along London Road are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space along London Road.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	The site is under the approximate minimum site threshold of 20.95 hectares. There are other sites in the general location of 'North of London Road' that are in proximity to the site, to the east of Rawreth Industrial Estate and to the south of Rawreth Lane.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	This site (with exception of a small section to the south east corner) is a TPO area. There are also TPO points along the eastern and south eastern boundary of the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site has links to Gunn Close and the road to the west leading northwards from London Road providing access to London Road playing field.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	This site (with exception of a small section to the south east corner) is a TPO area. There are also TPO points along the eastern and south eastern boundary of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not in proximity to Rayleigh Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	Yes	Rawreth Industrial Estate to the north east of the site is an AQMA.
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	

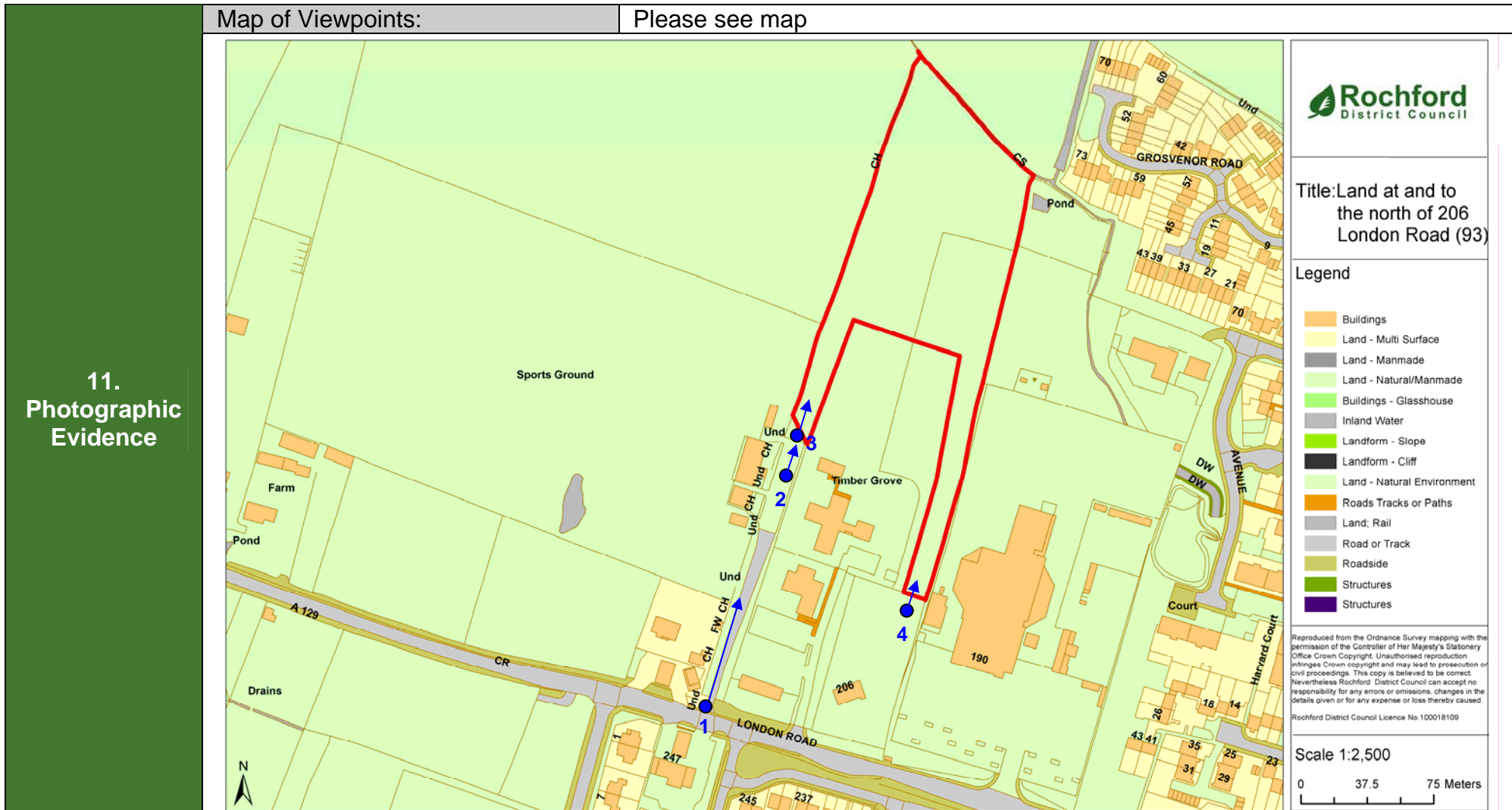
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	No	As the site is wooded, there is potential that the site has ecological value.
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.	
Is the site within a sensitive historic environment landscape character zone?	Medium	The site is predominantly situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary	
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	This site is a wooded area to the north of London Road, and as such is well enclosed along its boundaries with natural features.	
	Site Sustainability Indicators	Rating	Commentary	
Are there open views across the site? (1)	Obscured	This site is situated to the north of existing community facilities and residential development, and is not adjacent to the public highway. It is densely wooded which further ensures that there are not open views across the site.		
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30-35 dwellings/hectare	
		Net development site area (in hectares):	1.49 hectares 75% - 1.12 hectares (net) 90% - 1.34 hectares (net)	
		Estimated capacity for the site:	34-40 dwellings at 30 dwellings per hectare 39-47 dwellings at 35 dwellings per hectare	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4

12. Other Issues and Summary

This site is a wooded area to the north of London Road to the west of Rayleigh. It is situated adjacent to the existing residential area of Rayleigh which is allocated to the east, and the site has links to Gunn Close and the road to the west leading northwards from London Road providing access to London Road playing field. This site is well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest, however, as the site is wooded there is potential that it has ecological value. The site is under the approximate minimum site threshold of 20.95 hectares.

In terms on onsite constraints, this site (with exception of a small section to the south east corner) is a Tree Preservation Order (TPO) area, and there are also TPO points along the eastern and south eastern boundary of the site. Although not situated within an area at risk of flooding, it is noted that there is an area of flood zone 2 and 3 along the northern boundary of the site. There is also a TPO point to the west (along the northern boundary of the playing field). Rawreth Industrial Estate to the north east of the site is an AQMA.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This site is situated to the north of existing community facilities and residential development, and is not adjacent to the public highway. It is densely wooded which further ensures that there are not open views across the site.

This site is situated to the north of London Road, with community facilities and greenfield land to the south, residential development to the east and agricultural land to the north and west. It has the potential to create a strong and defensible Green Belt boundary. However, this site if allocated on its own could create an island of residential development within the Green Belt which could undermine this defensibility. Furthermore as acknowledged in the SHLAA (2012) this site would not be able to meet the dwelling requirements for this general location.

This site is not situated in proximity to Rayleigh Conservation Area. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site has the potential to accommodate between 34 and 40 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 39 and 47 dwellings based on a calculation of 75% and 90% developable area respectively.

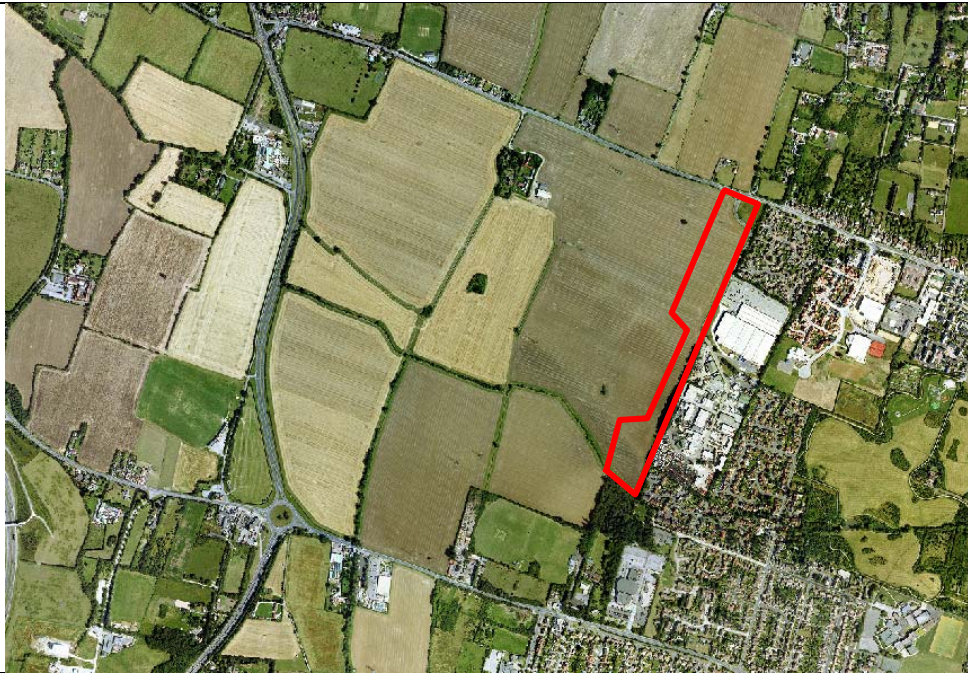
There are other sites in the general location of 'North of London Road' that are in proximity to the site, to the east of Rawreth Industrial Estate and to the south of Rawreth Lane.

If the option to create a link road between London Road and Rawreth Lane is considered appropriate, then this site in conjunction with land the west (ref: 144) and north (ref: 173) for example could be considered for reallocation for residential use to ensure that any development is comprehensive and well-planned. It is noted that one of the recommendations/key observations for this general location within the updated Sustainability Appraisal of the Allocations Discussion and Consultation Document is that "Option NLR5 [which abuts both London Road and Rawreth Lane] performs strongly against the sustainability objectives, particularly in terms of accessibility and the impact on landscape character and the Green Belt to the north of London Road, and would enable the development of a public transport link between Rawreth Lane and London Road." (page 32).

Furthermore the future redevelopment of Rawreth Industrial Estate would need to be taken into consideration.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land west of Rawreth Industrial Estate, Rayleigh: Screened Sites Assessment Proforma (Forming part of Options NLR1, NLR2, NLR4 and NLR5)		
1. Site Information	'Call for Sites' Reference:	173
	Site Name:	Land west of Rawreth Industrial Estate
	Site Location:	Rayleigh
	Site Area (hectares):	4.45 hectares
	Restrictions to Developable Area:	Areas at risk of flooding (flood zone 2 and 3). Tree Preservation Order (TPO) areas.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	A strip of land. Predominantly open agricultural land. Greenfield land to the north of the site (including some trees and hedgerows). Road leading to Rawreth Industrial Estate running through part of the northern section of the site. Increase in the height of the land from the southern end of the site towards Rawreth Lane at the northern end of the site. Slight increase in height of the land from the east to the west. Watercourse along the southern boundary of the site. Pylons further to the west of the site (within 30 metres).
	Current Use:	Agricultural
	Proposed Use:	Residential/mixed
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; residential; employment
Aerial Photograph:	Please see map	

2. Constraints		
	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	<p>Commentary: A small area towards the southern section of the site lies within flood zone 2 and 3. Approximately 0.37 hectares of the site lies within flood zone 2, and approximately 0.19 hectares of the site lies within flood zone 3.</p>	
	Infrastructure Requirements	
	New Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input checked="" type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: There is an existing road running through the northern part of the site (providing access to Rawreth Industrial Estate) and there is existing access onto Rawreth Lane. Some investment in the existing foul sewerage network may be required. There is an existing footpath to the north of the site along Rawreth Lane and along the road leading to Rawreth Industrial Estate. Some investment in public transport would be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	High	Medium	This site is situated to south of Rawreth Lane to the east of Rawreth Industrial Estate and existing residential development. Although this site is enclosed along its eastern, northern and southern boundaries, the western boundary particularly given its arrangement may not promote the creation of a strong, defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Rayleigh between the existing residential area of Rayleigh and Rawreth Industrial Estate to the east and the A1245 which is situated further to the west. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated further to the north west (to the west of the A1245).
	To assist in safeguarding the countryside from encroachment	High		This site is predominantly agricultural land located to the south of Rawreth Lane to the west of Rayleigh. Although this site is enclosed along its eastern, northern and southern boundaries, the western boundary particularly given its arrangement may not promote the creation of a strong, defensible Green Belt boundary.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rayleigh Conservation Area. It's development would not undermine the setting of Rayleigh.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is predominantly agricultural land located to the south of Rawreth Lane to the west of Rayleigh.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is adjacent to the existing residential area along its south eastern and south western boundaries.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Low	The nearest town centre is Rayleigh. The site is over 2.4km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High Low	The nearest primary school is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery is approximately 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated on a bus route which runs along Rawreth Lane. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low	The nearest train station is Rayleigh train station which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services along Rawreth Lane are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space along Rawreth Lane.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	This site is under the approximate minimum site threshold of 20.95 hectares. There are other sites in the general location of 'North of London Road' that are in proximity to the site, to the south of Rawreth Lane and land to the north of 206 London Road.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	A small area towards the southern section of the site lies within flood zone 2 and 3. There are several TPO areas along the eastern boundary of the site. There is also a TPO area adjacent to the site along the southern boundary.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	Access to Rawreth Industrial Estate would need to be retained (although it is notable that this site has been identified within the Rochford District Core Strategy for reallocation for residential development.)
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is an existing road running through the northern part of the site (providing access to Rawreth Industrial Estate) and there is existing access onto Rawreth Lane.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are several TPO areas along the eastern boundary of the site. There is also a TPO area adjacent to the site along the southern boundary and TPO points in proximity to the site to the east.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not in proximity to Rayleigh Conservation Area.
	Is the site in proximity to a Listed Building? (11)	Yes	This site is within approximately 50 metres of the nearest Listed Building which is grade II Listed ('Barn approximately 40 metres east of Rawreth Hall, Rawreth').
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	Yes	Rawreth Industrial Estate to the east of the site is an AQMA.
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes/No	Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	Rawreth Industrial Estate to the east of the site has the potential to be contaminated.

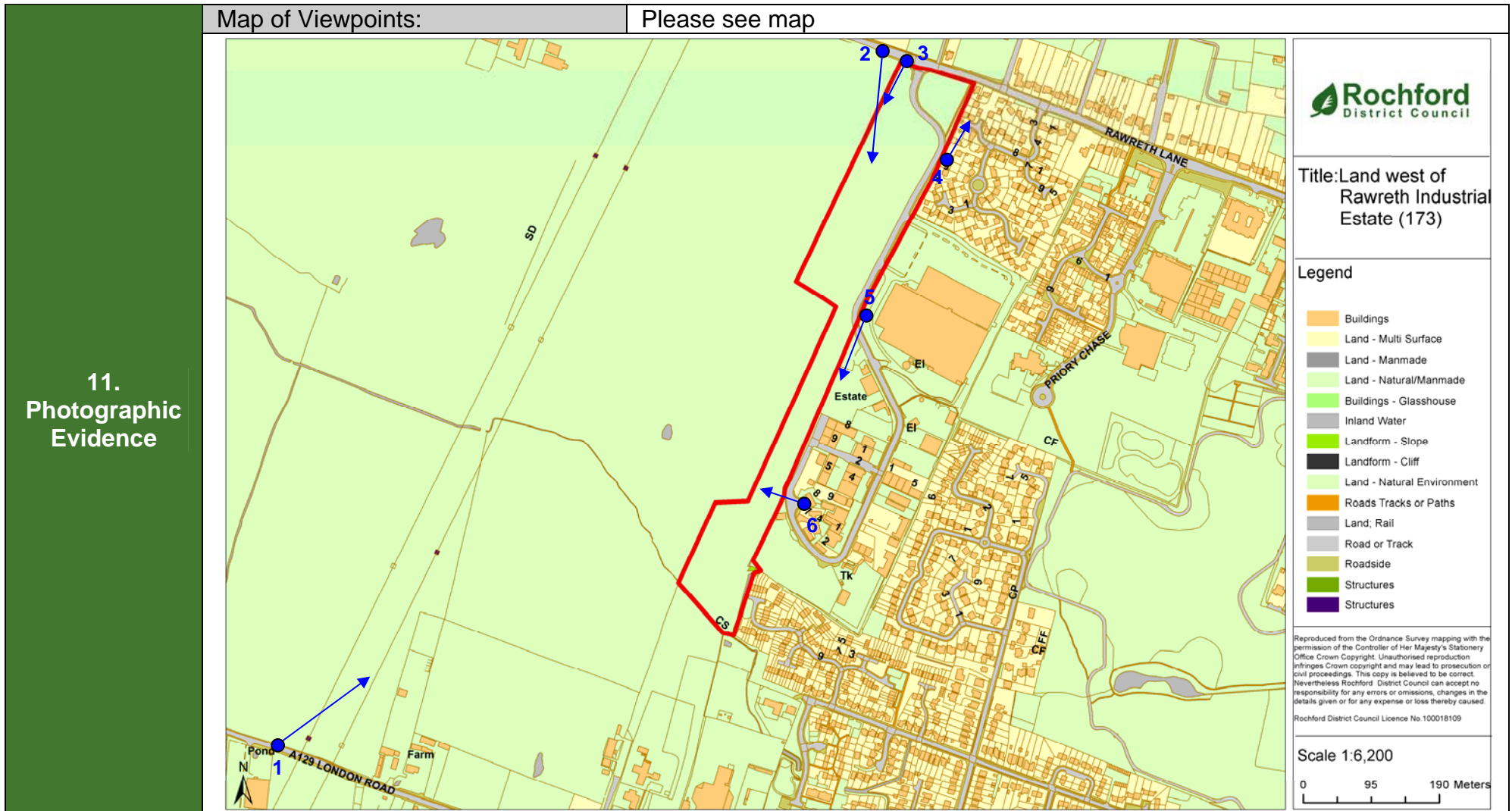
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
8. Site Sustainability Issues – Landscape Impact	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	No	This site is situated on grade 3 agricultural land.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High/ Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements, and medium sensitivity to small urban extensions (<5 hectares).
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	There are trees and hedgerows predominantly along the eastern boundary of the site where it adjoins the residential area and Rawreth Industrial Estate. There are some trees and hedgerows along the northern boundary of the site which provides some enclosure. The western boundary of the site is not enclosed with natural features. A wooded area to the south of the site provides enclosure along the southern boundary.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	The site is predominantly enclosed by trees and hedgerows along the eastern boundary of the site and partly along the northern boundary. The development to the west also partly screens the site from the eastern approach along Rawreth Lane. However, it is not enclosed along the western boundary of the site, which affords views of the site from Rawreth Lane to the north (along the western approach) and potentially from London Road to the south (along the western approach). The wooded area to the south of the site screens the site directly from the south. There are open views across the site, particularly from the western approach along Rawreth Lane.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	4.45 hectares (gross) 50% - 2.23 hectares (net) 75% - 3.34 hectares (net)
		Estimated capacity for area:	67-100 dwellings at 30 dwellings per hectare 78-117 dwellings at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

	<p>This site is predominantly an area of grade 3 agricultural land with greenfield land to the northern section located to the south of Rawreth Lane, to the west of Rayleigh. There is an existing road running through the northern part of the site (providing access to Rawreth Industrial Estate) and there is existing access onto Rawreth Lane. It is generally well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. However, this site is under the approximate minimum site threshold of 20.95 hectares.</p> <p>There are several constraints onsite; a small area towards the southern section of the site lies within flood zone 2 and 3, and there are several Tree Preservation Order (TPO) areas along the eastern boundary of the site. There is also a TPO area adjacent to the site along the southern boundary and TPO points in proximity to the site to the east. There are pylons within 30 metres to the west of the site. The height of the land increases from the southern end of the site towards Rawreth Lane at the northern end of the site, and there is a slight increase in the height of the land from the east to the west. Rawreth Industrial Estate to the east of the site is an AQMA, and air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.</p>
<p>12. Other Issues and Summary</p>	<p>The allocation of this site has the potential to impact on access to Rawreth Industrial Estate. This access would need to be retained, however, it is noted that this site has been identified within the Rochford District Core Strategy for reallocation for residential development.</p> <p>This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements, and medium sensitivity to small urban extensions (<5 hectares). The site is predominantly enclosed by trees and hedgerows along the eastern boundary of the site and partly along the northern boundary. The residential development to the west also partly screens the site from the eastern approach along Rawreth Lane. However, it is not enclosed along the western boundary of the site, which affords views of the site from Rawreth Lane to the north (along the western approach) and potentially from London Road to the south (along the western approach). The wooded area to the south of the site screens the site directly from the south. There are open views across the site, particularly from the western approach along Rawreth Lane.</p> <p>This site is situated to south of Rawreth Lane to the east of Rawreth Industrial Estate and existing residential development. Although this site is enclosed along its eastern, northern and southern boundaries, the western boundary particularly given it's arrangement may not promote the creation of a strong, defensible Green Belt boundary. However, this site is located to the west of Rayleigh between the existing residential area of Rayleigh and Rawreth Industrial Estate</p>

to the east and the A1245 which is situated further to the west. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated further to the north west (to the west of the A1245).

This site is not situated in proximity to Rayleigh Conservation Area. However, this site is within approximately 50 metres of the nearest Listed Building which is grade II Listed. Furthermore there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 67 and 100 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 78 and 117 dwellings based on a calculation of 50% and 75% developable area respectively.


However, there are other sites in the general location of 'North of London Road' that are in proximity to the site, to the south of Rawreth Lane (directly to the west of the site, ref: 144) and land to the north of 206 London Road (directly to the south of the site, ref: 93).

If the option to create a link road between London Road and Rawreth Lane is considered appropriate, then this site in conjunction with land to the west (ref: 144) and south (ref: 93) for example could be considered for reallocation for residential use to ensure that any development is comprehensive and well-planned. It is noted that one of the recommendations/key observations for this general location within the updated Sustainability Appraisal of the Allocations Discussion and Consultation Document is that "Option NLR5 [which abuts both London Road and Rawreth Lane] performs strongly against the sustainability objectives, particularly in terms of accessibility and the impact on landscape character and the Green Belt to the north of London Road, and would enable the development of a public transport link between Rawreth Lane and London Road." (page 32).

Furthermore the future redevelopment of Rawreth Industrial Estate would need to be taken into consideration.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land at and to the north and south of Timber Grove, London Road, Rayleigh: Potential Additional Land to be Reallocated (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	Reference:	NSTG1
	Site Name:	Land at and to the north and south of Timber Grove
	Site Location:	London Road, Rayleigh
	Site Area (hectares):	Approximately 1.6 hectares
	Restrictions to Developable Area:	Tree Preservation Order (TPO) area
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Previously developed land and greenfield land. Buildings towards the southern end and central area of the site. Car park to the southern end of the site. Trees and hedgerows on site. Access road from London Road along the eastern boundary of the site. Access road to the playing field along the western boundary of the site. Grassland to the northern section of the site. Trees along the southern boundary fronting London Road.
	Current Use:	Community uses (care home; public hall etc.); greenfield land
	Proposed Use:	Residential - The proposed residential use relates to the area of Green Belt to the north and west of this site. The majority of the site is currently allocated for community use. As acknowledged within the draft Sustainability Appraisal, although allocating community facilities performs well against sustainability objectives, the general policy within the Rochford District Core Strategy is considered to be sufficient to protect such facilities within the District (recommendations/key observations, page 92). This site will no longer be allocated for community use within the Allocations document.
	Existing Land Use Allocation/ Designation:	Community; Green Belt/greenfield land
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land; open space
Aerial Photograph:	Please see map	

2. Constraints		
	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
	Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	
Commentary: There is existing access onto the site from London Road which runs along the eastern boundary.		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
3. Green Belt Impact Assessment	To check the unrestricted sprawl of large built-up areas	Medium	Although the majority of this site is not situated within the Green Belt, there is a small area to the north and west of the site. If allocated on its own the area to the north could create an isolated area of allocated land within the Green Belt which would undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Low	This site is situated adjacent to the existing residential area of Rayleigh which is allocated to the east, south and south west. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated further to the north west (to the west of the A1245).
	To assist in safeguarding the countryside from encroachment	Low	The section of the site within the Green Belt is predominantly an area of greenfield land to the north of London Road.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh Conservation Area. It's development would not undermine the setting of Rayleigh.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	The section of the site within the Green Belt is predominantly an area of greenfield land to the north of London Road.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to the existing residential area which is designated to the east, south and south west of the site.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest town centre is Rayleigh. The site is approximately 2.1km distance from the town centre.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Medium	The nearest primary school is less than 800m distance from the site. The nearest secondary school is approximately 1km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along London Road. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		The nearest train station is Rayleigh train station which is approximately 1.7km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services along London Road are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is adjacent to an area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-		<p>The majority of the site is currently allocated for community use. As acknowledged within the draft Sustainability Appraisal, although allocating community facilities performs well against sustainability objectives, the general policy within the Rochford District Core Strategy is considered to be sufficient to protect such facilities within the District (recommendations/key observations, page 92). This site will no longer be allocated for community use within the Allocations document.</p> <p>Although the section of the site to the north and west which is within the Green Belt could be allocated for residential use, this part of the site is under the approximate minimum site threshold of 20.95 hectares.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

			However, the site is adjacent to the existing residential area which is designated to the east, south and south west. It is also well related to other sites within the general location 'North of London Road' (land to the south of Rawreth Lane, west of Rawreth Industrial Estate and north of 206 London Road).
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	-	There is a TPO area towards the north eastern section of the site. There are also TPO points along the eastern / south eastern boundary of the site and a TPO area adjacent to the site to the north / north west.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	-	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from London Road which runs along the eastern boundary.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a TPO area towards the north eastern section of the site. There are also TPO points along the eastern / south eastern boundary of the site and a TPO area adjacent to the site to the north / north west.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	No	This site is allocated for community use.
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not in proximity to Rayleigh Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	Yes	Rawreth Industrial Estate to the north east of the site is an AQMA.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	The majority of this site is currently allocated for community use and is previously developed land, however, there is some greenfield land on site.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. However, the majority of this site is currently allocated for community use and is previously developed land.

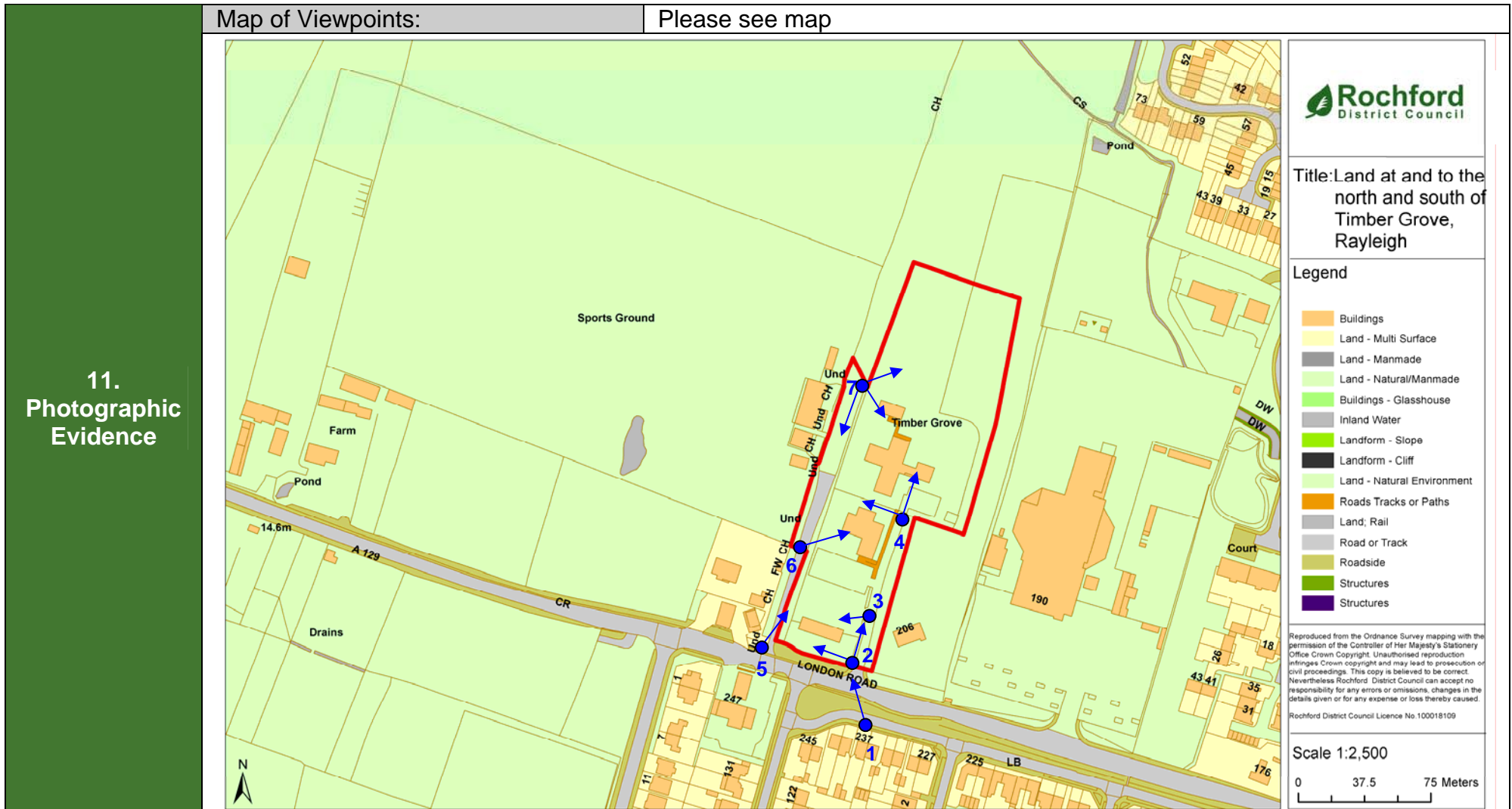
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is predominantly situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change. However, the majority of this site is currently allocated for community use and is previously developed land.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the southern, eastern, western and northern boundaries of the site which provide enclosure. The site is also adjacent to other uses which provide further enclosure (such as greenfield land to the north, residential development to the east, and open space and a road to the west). However, there is a lack of vegetation where the access road meets the site which provides some views of the site.
	Site Sustainability Indicators	Rating	Commentary
Are there open views across the site? (1)	Obscured/ Partially	The site extends northwards away from the public highway. The trees and hedgerows enclose the site along the southern and western boundaries, and generally the site is not visible from the road to the west leading to the playing field. The trees and hedgerows around the boundary of the site and the adjacent uses ensure that generally there are not open views across the site. However, there is a gap in the vegetation to the north west corner, and to the south east corner due to the presence of the access road, which provides some views of the site.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

10. Potential Capacity	Residential Use Potential Site Capacity	As set out above, the majority of the site that is allocated for community use will no longer be allocated as such. The section of the site to the north and west could be allocated for residential use could potentially accommodate the following number of dwellings:	
		Estimated appropriate density for area:	30-35 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'North of London Road' from the SHLAA, 2012)
		Net development site area (in hectares):	0.45 hectares (gross – the section to the north and west of the site currently allocated as Green Belt) 75% - 0.34 hectares (net) 90% - 0.41 hectares (net)
		Estimated capacity for the site:	11-13 dwellings at 30 dwellings per hectare 12-15 dwellings at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2 (Looking north)



Viewpoint 2 (Looking west)



Viewpoint 3



Viewpoint 4 (Looking north)



Viewpoint 4 (Looking west)



Viewpoint 5




Viewpoint 6



Viewpoint 7 (Looking east/north east)



Viewpoint 7 (Looking east/south east)

	
	<p style="text-align: center;">Viewpoint 7 (Looking south)</p>
<p>12. Other Issues and Summary</p>	<p>This site encompasses previously developed land and greenfield land located to the north of London Road to the west of Rayleigh. It is currently allocated for community use and accommodates a care home and public hall. This site is adjacent to the existing residential area which is designated to the east, south and south west of the site, and there is existing access onto the site from London Road which runs along the eastern boundary. It is well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space, and is not in immediate proximity to areas of ecological interest.</p> <p>This site is under the approximate minimum site threshold of 20.95 hectares. As such, additional sites within the general location would be required to be allocated in order to meet the requirements of the Core Strategy for this general location.</p>

In terms of onsite constraints, there is a Tree Preservation Order (TPO) area towards the north eastern section of the site. There are also TPO points along the eastern/south eastern boundary of the site and a TPO area adjacent to the site to the north/north west. However, as acknowledged within the updated Sustainability Appraisal, although allocating community facilities performs well against sustainability objectives, the general policy within the Rochford District Core Strategy is considered to be sufficient to protect such facilities within the District (recommendations/key observations, page 106). This site will no longer be allocated for community use within the Allocations document. However, although this site may be allocated for residential use, this does not necessarily indicate that residential development of this site would be more appropriate.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. However, this site is currently allocated for community use and is previously developed land. The site extends northwards away from the public highway. The trees and hedgerows enclose the site along the southern and western boundaries, and generally the site is not visible from the road to the west leading to the playing field. The trees and hedgerows around the boundary of the site and the adjacent uses ensure that generally there are not open views across the site. However, there is a gap in the vegetation to the north west corner, and to the south east corner due to the presence of the access road, which provides some views of the site.

This site is not situated in proximity to Rayleigh Conservation Area. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The majority of the site is currently allocated for community use. As acknowledged within the draft Sustainability Appraisal, although allocating community facilities performs well against sustainability objectives, the general policy within the Rochford District Core Strategy is considered to be sufficient to protect such facilities within the District (recommendations/key observations, page 92). This site will no longer be allocated for community use within the Allocations document.

The proposed residential use therefore relates to the area of Green Belt to the north and west of this site (approximately 0.45 hectares). Based on the calculations within the SHLAA (2012), this part of the site has the potential to accommodate between 11 and 13 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 12 and 15 dwellings based on a calculation of 75% and 90% developable area respectively. This site is also well related to other sites within the general location 'North of London Road' – land to the south of Rawreth Lane (ref: 144), west of Rawreth Industrial Estate (ref: 173) and north of 206 London Road (ref: 93).

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land to the North of London Road, Rayleigh: Forming part of Options NLR3 and NLR5 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	Allocations DPD Reference:	NLR3; NLR5
	Site Name:	Land to the north of London Road
	Site Location:	Rayleigh
	Site Area (hectares):	Whole site: Approximately 7.5 hectares Without playing field: Approximately 2.8 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Previously developed land and greenfield land. Previously developed land along the western boundary of the site. Two paddocks to the south / south east of the site. Playing field to the north of the site. Partial watercourse and trees and hedgerows along the southern boundary. Pylons further to the west of the site (within 60 metres at its closest point). Trees and hedgerows throughout the site.
	Current Use:	Paddocks; playing field; commercial
	Proposed Use:	Residential/public open space - The playing field will be allocated within the Allocations document for public open space. However, the paddocks to the south of the playing field and the commercial area to the west could be allocated for residential development, if for example creating a link between Rawreth Lane and London Road (such as in Option NLR5 of the Allocations DPD: Discussion and Consultation Document) was considerate appropriate. Although part of this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; community use; Green Belt/greenfield land; residential
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: There is existing highways access onto London Road from the commercial site (Lower Barn Farm) and adjacent to the site to the east (leading north to the playing field). There is an existing public footpath along the southern boundary of the site. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the north of London Road, with residential development to the south east, greenfield land to the east, and agricultural land to the north and west. It has the potential to create a strong and defensible Green Belt boundary. However, as set out above, the playing field will be allocated within the Allocations document for public open space. If it is considered appropriate to allocate land to create a link between Rawreth Lane and London Road then it may be appropriate to allocate part of this site for residential use to ensure that the defensibility of the Green Belt boundary in the locality is not undermined.
	To prevent neighbouring towns from merging into one another	Low		This site is situated adjacent to a small area of existing residential development of Rayleigh which is allocated to the south east. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated further to the north west (to the west of the A1245).
	To assist in safeguarding the countryside from encroachment	Low		This is an area of previously developed land and greenfield land to the north of London Road to the west of Rayleigh.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rayleigh Conservation Area. It's development would not undermine the setting of Rayleigh.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium		This is an area of previously developed land and greenfield land to the north of London Road to the west of Rayleigh.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to a small area of existing residential development which is designated to the south east of the site.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest town centre is Rayleigh. The site is approximately 2.2km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High Medium	The nearest primary school is less than 800m distance from the site. The nearest secondary school is approximately 1.1km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor's surgery is approximately 900m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated on a bus route which runs along London Road. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	The nearest train station is Rayleigh train station which is approximately 1.8km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services along London Road are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site encompasses an area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The playing field will be allocated as public open space within the Allocations document. The allocation of the area outside the playing field within the site is well related to the general location of 'North of London Road' and to sites within that location to the south of Rawreth Lane and to the west of Rawreth Industrial Estate.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	Although there is a TPO area towards the north eastern boundary of the site, it is on the boundary of London Road Playing Field, which will be allocated for public open space.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing highways access onto London Road from the area of previously developed land (a commercial site) and adjacent to the site to the east (leading north to the playing field).
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a TPO area towards the north eastern boundary of the site, although this is on the boundary of London Road Playing Field.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not in proximity to Raleigh Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	Rawreth Industrial Estate is situated to the north east of the site and is designated an AQMA. It is approximately 250 metres distance from the site at its closest point.
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	The area of previously developed land on the western part of the site has the potential to be contaminated. Rawreth Industrial Estate to the north east of the site also has the potential to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No	There is an area of previously developed land along the western part of the site.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This option is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

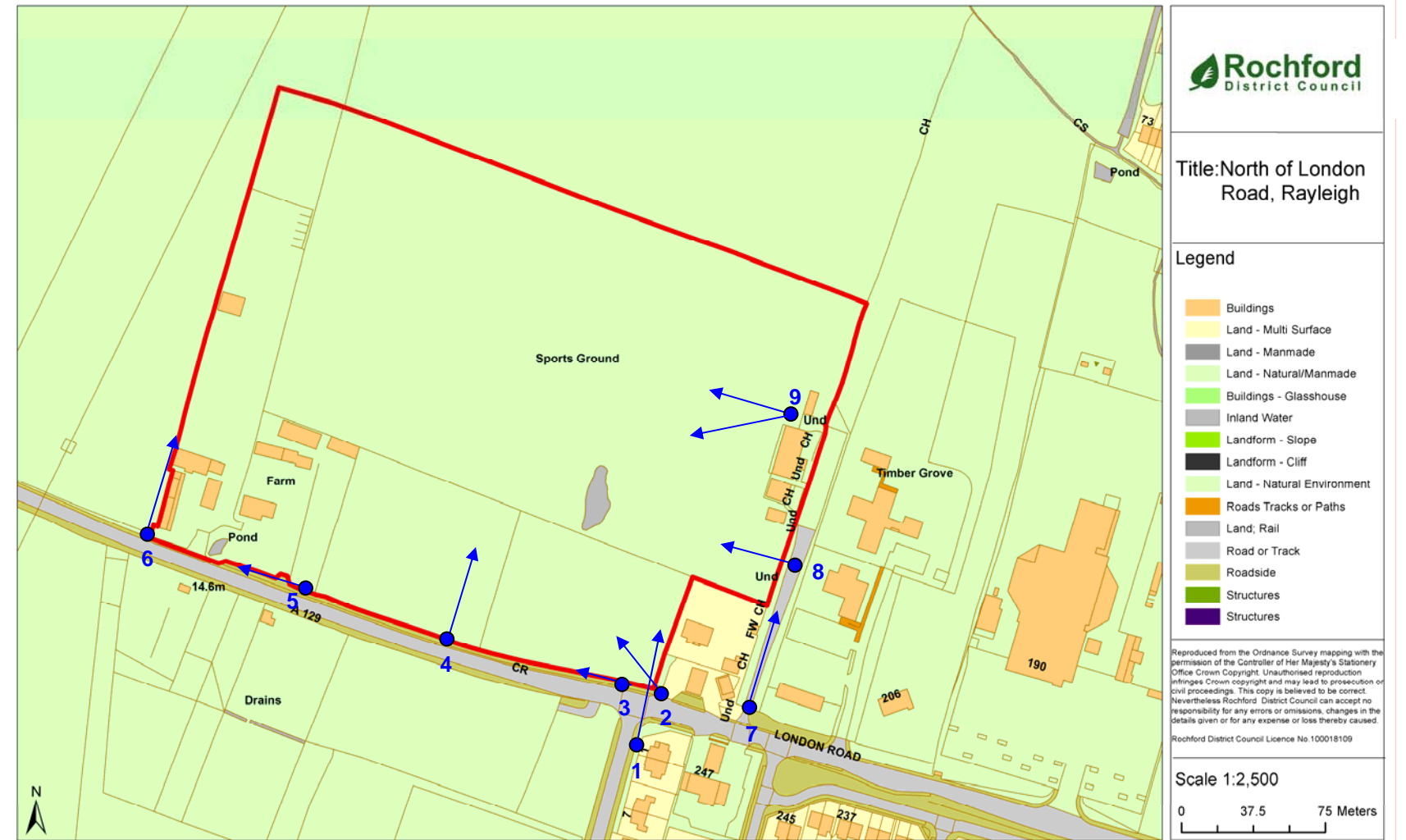
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the southern boundary of the site (bordering the paddocks) and predominantly along the eastern boundary of the site (bordering the playing field) which enclose the site along these boundaries. The western and southern western section of the site contains the area of previously developed land which is not enclosed by natural features. There is a brick wall along the southern boundary and buildings, trees and hedgerows along the western boundary extending northwards. The site is also enclosed by trees and hedgerows along the northern boundary.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The trees and hedgerows along the southern boundary of the site ensure that there are not open views across it. The area of previously developed land is highly visible from the public highway (London Road) particularly from the western approach; however, the buildings, walls and other structures on site generally do not provide open views across it. The site is predominantly enclosed along its eastern boundary, although there are gaps where the playing field is visible from the road leading up to it. Generally there are not open views across the site.

10. Potential Capacity	Residential Use Potential Site Capacity	As set out above, if the option to create a link between London Road and Rawreth Lane is taken forward then this site (excluding the playing field) may need to be reallocated for residential use in order to achieve such a link. If this part of the site were considered appropriate for residential use, it could potentially accommodate the following number of dwellings:	
		Estimated appropriate density for area:	30-35 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'North of London Road' from the SHLAA, 2012)
		Net development site area (in hectares):	2.8 hectares (gross – area outside the playing field) 50% - 1.4 hectares (net) 75% - 2.1 hectares (net)
		Estimated capacity for the site:	42-63 dwellings at 30 dwellings per hectare 49-74 dwellings at 35 dwellings per hectare

11. Photographic Evidence

Map of Viewpoints:

Please see map



Title: North of London Road, Rayleigh

Legend

- Buildings
- Land - Multi Surface
- Land - Manmade
- Land - Natural/Manmade
- Buildings - Glasshouse
- Inland Water
- Landform - Slope
- Landform - Cliff
- Land - Natural Environment
- Roads Tracks or Paths
- Land; Rail
- Road or Track
- Roadside
- Structures
- Structures

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct. Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council Licence No 100018109
 Scale 1:2,500
 0 37.5 75 Meters



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9 (Looking south west)



Viewpoint 9 (Looking west)

**12. Other
Issues and
Summary**

This site is an area of previously developed land and greenfield land to the north of London Road to the west of Rayleigh. It is situated adjacent to a small area of existing residential area of Rayleigh which is allocated to the south east, and there is existing highways access onto London Road from the commercial site (Lower Barn Farm) and adjacent to the site to the east (leading north to the playing field). It is well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space and it is not in immediate proximity to areas of ecological interest.

This site is under the approximate minimum site threshold of 20.95 hectares. As such, additional sites within the general location would be required to be allocated in order to meet the requirements of the Core Strategy for this general location.

There is a Tree Preservation Order (TPO) area towards the north eastern boundary of the site, although this is on the boundary of London Road Playing Field. There are also pylons further to the west of the site (within 60 metres at its closest point). The playing field will be allocated within the Allocations document for public open space. However, the paddocks to the south of the playing field and the commercial area to the west could be allocated for residential development, if for example creating a link between Rawreth Lane and London Road was considerate appropriate. The site could be removed from the Green Belt without it necessarily being allocated for residential development. It could form part of a larger allocation for the general location of North of London Road, Rayleigh without residential development being directly proposed within this particular part of the site (to be addressed through the concept statement for the North of London Road, Rayleigh allocation in the Allocations DPD).

This option is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The trees and hedgerows along the southern boundary of the site ensure that there are not open views across it. The area of previously developed land is highly visible from the public highway (London Road) particularly from the western approach; however, the buildings, walls and other structures on site generally do not provide open views across it. The site is predominantly enclosed along its eastern boundary, although there are gaps where the playing field is visible from the road leading up to it. Generally there are not open views across the site.

This site is situated to the north of London Road, with residential development to the south east, greenfield land to the east, and agricultural land to the north and west. It has the potential to create a strong and defensible Green Belt boundary. However, as set out above, the playing field will be allocated within the Allocations document for public open space. If it is considered appropriate to allocate land to create a link between Rawreth Lane and London Road, then it may be appropriate to remove this site from the Green Belt, potentially allocating part of the site for residential use to ensure that the defensibility of the Green Belt boundary in the locality is not undermined.

This site is situated adjacent to a small area of existing residential development of Rayleigh which is allocated to the south east. It is broadly situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated further to the north west (to the west of the A1245).

This site is not in proximity to Rayleigh Conservation Area. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 42 and 63 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 49 and 74 dwellings based on a calculation of 50% and 75% developable area respectively. The allocation of the area outside the playing field within the site is well related to the general location of 'North of London Road' and to sites within that location to the south of Rawreth Lane (ref: 144) and to the west of Rawreth Industrial Estate (ref: 173) for example.

4 West Rochford

4.1 The Rochford District Core Strategy sets out the following requirements for West Rochford:

- 600 dwellings
- New primary school with commensurate early years and childcare provision
- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Enhanced pedestrian access to town centre
- Hall Road junction improvements
- Sustainable drainage systems
- Public open space
- Play space
- Youth facilities and community facilities
- Link to cycle network

4.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of between 30 and 35 dwellings per hectare has been suggested as being appropriate for the sites within West Rochford. The gross approximate site size has also been calculated for 50% and 75% developable areas.

600 dwellings/30dph = 20 hectares (net)

20 hectares is 50% of **40** hectares (gross)

20 hectares is 75% of **26.67** hectares (gross)

600 dwellings/35dph = 17.14 hectares (net)

17.14 hectares is 50% of **34.28** hectares (gross)

17.14 hectares is 75% of **22.85** hectares (gross)

4.3 For approximately 600 dwellings, a minimum site size of 22.85 hectares would be required.

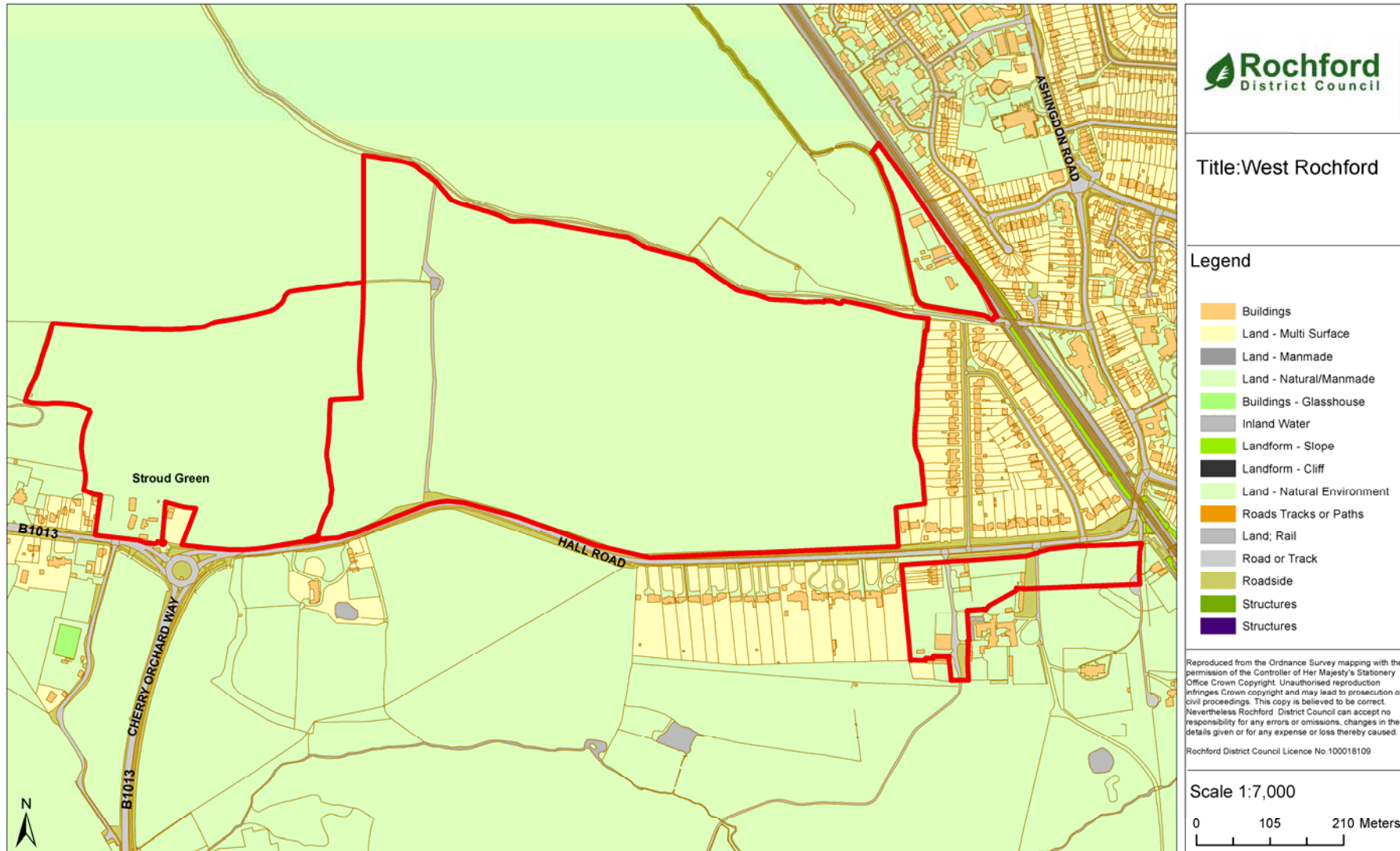



Figure 2 – Sites assessed within the general location of West Rochford

Land to the north of Hall Road, Rochford: Screened Sites Assessment Proforma (Forming part of Options WR1-4)		
1. Site Information	'Call for Sites' Reference:	159a; 197
	Site Name:	Land to the north of Hall Road
	Site Location:	Rochford
	Site Area (hectares):	33.45 hectares
	Restrictions to Developable Area:	Small area at risk of flooding (flood zone 2 and 3). Tree Preservation Order (TPO) area and TPO points.
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Relatively flat. Watercourse along the southern, western and northern boundaries of the site. Watercourse adjacent to a public footpath running through the western section of the site northwards from Hall Road to Ironwell Lane. Towards the northern end of the site, the watercourse through the site widens and deepens creating an area of low-lying land between the two fields before narrowing and continuing northwards. Public footpath along the southern and northern boundaries of the site (including a cycle lane to the south along Hall Road). Trees and hedgerows along the southern, western and northern boundaries of the site. Existing access (tracks) from Hall Road on to the site.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land
Aerial Photograph:	Please see map	

2. Constraints		
	Flood Risk	
	Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	<p>Commentary: There is a small corner of less than 0.2 hectares in the north eastern side of the site which lies within flood zone 2. There is also a small corner of less than 0.02 hectares in the north eastern side of the site lies within flood zone 3.</p>	
	Infrastructure Requirements	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input checked="" type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: The site is adjacent to Hall Road and Ironwell Lane (an unmade road), and although there are existing tracks onto the site from Hall Road, new highways access would be required. Some investment in walking and public transport may be required. There is a small area in the north eastern corner of the site which lies within flood zone 2 and 3. This area should, as identified within the updated Sustainability Appraisal for the Discussion and Consultation Document, accommodate public open space (water-compatible development).			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	High	Medium	This site is situated to the north of Hall Road. It is bounded by Ironwell Lane to the north, Hall Road to the south, residential development to the east and greenfield land to the west. This site can ensure that a defensible Green Belt boundary can be maintained.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Rochford. The residential area of Rochford is situated to the east, and Hawkwell is situated further to the west / north west.
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the north of Hall Road to the west of Rochford.
	To preserve the setting and special character of historic towns	High	Medium	The site meets the boundary of the Rochford Conservation Area across the south east corner. The updated Sustainability Appraisal notes that although the Rochford Conservation Area Appraisal and Management Plan recommends that the future suburbanisation of Hall Road is avoided to preserve the setting of the Listed Buildings in proximity to the site. This could be mitigated through the design of any development, and the treatment of the southern boundary of the site. There is residential development both to the south and east of this site. It's development would not undermine the setting of Rochford.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the north of Hall Road to the west of Rochford.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to the existing residential area to the east.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High	This site is less than 800m from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	The nearest secondary school in Rochford is approximately 2.1km distance from the site along Ashingdon Road. A new primary school will be developed on land to the west of Rochford.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Rochford is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Ashingdon Road / West Street. The nearest bus stop is less than 800m from the site, along West Street.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	High	Rochford train station is less than 800m distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 22.85 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No	There is a small area in the north eastern corner of the site which lies within flood zone 2 and 3. There is also a TPO area along the south eastern boundary and TPO points towards the south eastern corner of the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There is a public footpath running through the western section of the site northwards from Hall Road to Ironwell Lane.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site is adjacent to Hall Road and Ironwell Lane (an unmade road), and although there are existing tracks onto the site from Hall Road, new highways access would be required. Cherry Orchard Way is located to the south of the site.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a TPO area along the south eastern boundary and TPO points towards the south eastern corner of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	Yes	The site meets the Conservation Area boundary across the south east corner.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site in proximity to a Listed Building? (11)	Yes	There is a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road) located to the south of the site. There are other Listed Buildings in proximity to the site; grade I Listed Building ('Rochford Hall and ruins'), and the grade II* Listed Building ('Church of St. Andrew') to the south east of the site.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic landscape survives well probably with little damage to below ground deposits within Historic Environment Character Zone 19. There is potential for surviving below ground deposits and historic landscape features within this zone.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated.

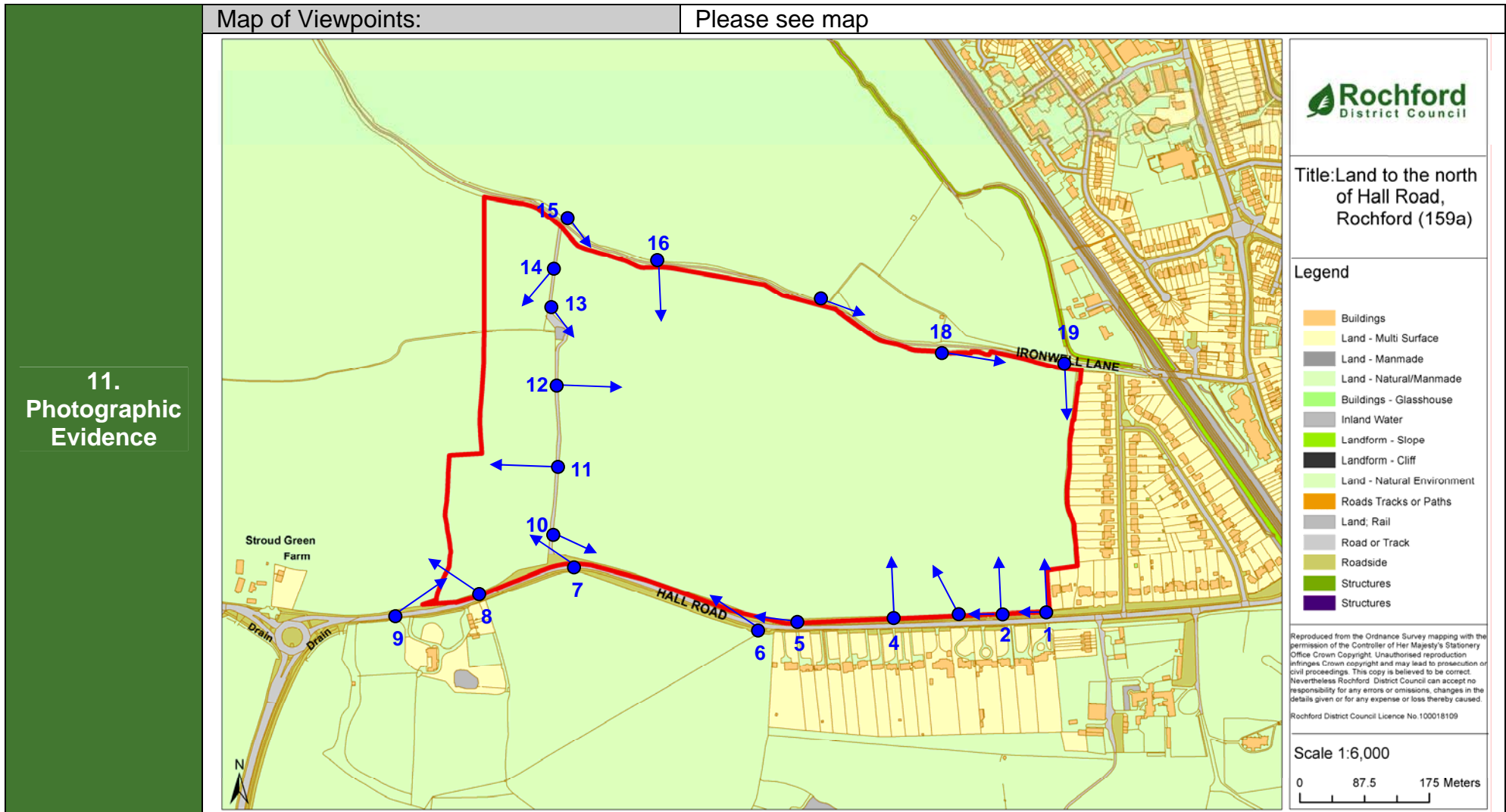
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 1 and 2 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1 and 2	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 19. The historic environment and surviving archaeological deposits will be sensitive to change.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the southern boundary of the site (including a TPO area) providing enclosure along Hall Road, although there are fewer towards the central area and south western corner of the site. The vegetation appears denser towards the south eastern corner. The site is enclosed along its western boundary by trees and hedgerows and along the northern boundary of the site providing enclosure along Ironwell Lane. There is existing residential development along the eastern and south eastern boundary of the site.
	Site Sustainability Indicators	Rating	Commentary
Are there open views across the site? (1)	Partially	The site is generally well enclosed by trees and hedgerows along its southern, western and northern boundaries, although the vegetation is sparse in places along the southern boundary particularly towards the central area and south western corner, which affords views of the site from Hall Road. Generally there are not open views of the site from Ironwell Lane, although again the vegetation is sparse in places. The site is particularly visible from the western approach along Hall Road, as well as from the eastern approach along Hall Road (although to a lesser extent given the density of vegetation) towards the south east corner.	
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	33.45 hectares (gross) 50% - 16.73 hectares (net) 75% - 25.09 hectares (net)
		Estimated capacity for the site:	502-753 dwellings at 30 dwellings per hectare





Viewpoint 1 (Looking north)



Viewpoint 1 (Looking west)



Viewpoint 2 (Looking north)



Viewpoint 2 (Looking west)



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10 (Looking south/south east)



Viewpoint 10 (Looking north/north east)



Viewpoint 11



Viewpoint 12



Viewpoint 13



Viewpoint 14



Viewpoint 15



Viewpoint 16



Viewpoint 17



Viewpoint 18



Viewpoint 19

12. Other
Issues and
Summary

This site is an area of open grade 1 and 2 agricultural land to the west of Rochford. It is located adjacent to existing residential development, with Hall Road to the south and Ironwell Lane to the north. There are existing tracks onto the site from Hall Road. It is well related to local services and facilities within Rochford such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest. This site is greater than the approximate minimum site threshold of 22.85 hectares.

There are limited onsite constraints; however, there is a TPO area along the south eastern boundary and TPO points towards the south eastern corner of the site, and a small area in the north eastern corner of the site which lies within flood zone 2 and 3. The area at risk of flooding, however, should accommodate public open space (water-compatible development). There is a public footpath running through the western section of the site northwards from Hall Road to Ironwell Lane which could be impacted with any development of the site. Public footpaths also run along the southern and northern boundaries of the site, and there is a cycle lane along Hall Road.

In terms of landscape impact, this site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. The site is generally well enclosed by trees and hedgerows along its southern, western and northern boundaries, although the vegetation is sparse in places along the southern boundary particularly towards the central area and south western corner, which affords views of the site from Hall Road. Generally there are not open views of the site from Ironwell Lane, although again the vegetation is sparse in places. The site is particularly visible from the western approach along Hall Road, as well as from the eastern approach along Hall Road (although to a lesser extent given the density of vegetation) towards the south east corner.


Given the enclosure of the site with public highways to the north and south and residential development to the east, it has the potential to create a strong and defensible Green Belt boundary to the north of Hall Road. It is adjacent to the existing residential area of Rochford and is unlikely to create coalescence between the settlements of Rochford and Hawkwell.

The Rochford Conservation Area meets the site along its south eastern corner. The updated Sustainability Appraisal notes that although the Rochford Conservation Area Appraisal and Management Plan recommends that the future suburbanisation of Hall Road is avoided to preserve the setting of the Listed Buildings in proximity to the site, there is residential development both to the south and east of this site. There is a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road), a grade I Listed Building ('Rochford Hall and ruins'), and the grade II* Listed Building ('Church of St. Andrew') in proximity to the site. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site has the potential to accommodate between 503 and 754 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

A planning application for this site was submitted in 2010 (Ref: 10/00234/OUT) covering an area of 33.45 hectares, approximately 22.4 hectares of which would accommodate 600 dwellings, primary school/youth and community facility, public open space, and play space. This outline application was resolved to be approved by Council at Development Committee on 18 January 2012; the Secretary of State did not call-in this application.

Land to the south of Hall Road, Rochford: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	159b; 222
	Site Name:	Land to the south of Hall Road
	Site Location:	Rochford
	Site Area (hectares):	2.6 hectares
	Restrictions to Developable Area:	Area at risk of flooding (flood zone 2). Tree Preservation Order (TPO) points. Conservation Area. Existing dwellings on site. Curtilage of Listed Buildings.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land. Dense trees and hedgerows to the north east corner of the site. Range of uses on site, including part of a golf course, dwellings and agricultural buildings. Relatively flat, although the area which forms part of the golf course is uneven. Several dwellings on site located in the north west corner. Watercourse along the northern boundary of the site which is relatively wide and deep towards the northern eastern section and shallower further west. Public footpath generally running along the southern and eastern boundaries of the site. Road along the eastern boundary. Public footpath along the northern boundaries of the site (including a cycle lane to the north along Hall Road). Numerous trees and hedgerows on site. Golf bunkers towards the north east section of the site. Three existing access roads onto the site from Hall Road which provides access to the golf course, church and Rochford Hall, and to dwellings running north to south though the site. Area of hardstanding to the south of the dwellings.
	Current Use:	Golf course; residential; greenfield land; agricultural buildings
	Proposed Use:	Residential
	Existing Land Use Allocation/Designation:	Green Belt
	Adjacent Land Use(s):	Golf course; residential; tennis courts; Listed Buildings, train station
Aerial Photograph:	Please see map	

																									
<p>2. Constraints</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="389 916 2089 951">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="389 951 1592 991">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1592 951 2089 991"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 991 1592 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1592 991 2089 1031"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1031 1592 1070">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1592 1031 2089 1070"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1070 1592 1110">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1592 1070 2089 1110"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="389 1110 2089 1145">Commentary: Approximately 1.4 hectares of the site (the eastern section) lies within flood zone 2.</td> </tr> <tr> <th colspan="2" data-bbox="389 1145 2089 1185">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="389 1185 1592 1225">New Highways Access Required:</td> <td data-bbox="1592 1185 2089 1225"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1225 1592 1265">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1592 1225 2089 1265"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1265 1592 1305">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1592 1265 2089 1305"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1305 1592 1345">Significant Investment in walking/public transport required:</td> <td data-bbox="1592 1305 2089 1345"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1345 1592 1369">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1592 1345 2089 1369"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary: Approximately 1.4 hectares of the site (the eastern section) lies within flood zone 2.		Infrastructure Requirements		New Highways Access Required:	<input type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input checked="" type="checkbox"/>
Flood Risk																									
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																								
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																								
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>																								
Commentary: Approximately 1.4 hectares of the site (the eastern section) lies within flood zone 2.																									
Infrastructure Requirements																									
New Highways Access Required:	<input type="checkbox"/>																								
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>																								
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>																								
Significant Investment in walking/public transport required:	<input type="checkbox"/>																								
Flood Risk Mitigation Measures Required:	<input checked="" type="checkbox"/>																								

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: There are three existing access points onto the site from Hall Road which provides access to the golf course and to dwellings. Some investment in walking and public transport may be required. The eastern section of the site lies within flood zone 2.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	This site is situated to the south of Hall Road. It is bounded by Hall Road to the north, a road to the east, residential development to the west (although it is allocated as Green Belt) and greenfield land (the area encompassing the golf course) to the south. This site can ensure that a defensible Green Belt boundary can be maintained.
	To prevent neighbouring towns from merging into one another	Low	This site is located to the west of Rochford. The residential area of Rochford is situated to the north and further to the east of the railway line, and Hawkwell is situated further to the west/north west.
	To assist in safeguarding the countryside from encroachment	Low	This site is predominantly greenfield land with some previously developed land located to the south of Hall Road to the west of Rochford.
	To preserve the setting and special character of historic towns	High	This site is situated within the Rochford Conservation Area. The site also lies within part of the curtilage of a Grade I Listed Building ('Rochford Hall and ruins'). It is also within 150 metres of a grade II* Listed Building ('Church of St. Andrew').
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium	This site is predominantly greenfield land with some previously developed land located to the south of Hall Road to the west of Rochford.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
<p>4. Site Sustainability Issues – Access to Services and Facilities</p>	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is within 800m of the existing residential area of Rochford.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High	This site is less than 800m from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	The nearest secondary school in Rochford is approximately 1.8km distance from the site along Ashingdon Road. A new primary school will be developed on land to the west of Rochford.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Rochford is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Ashingdon Road / West Street. The nearest bus stop is less than 800m from the site, along West Street.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	High	Rochford train station is less than 800m distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
<p>5. Site Sustainability Issues – Site Restraints</p>	<p>If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)</p>	<p>Yes/No</p>	<p>The site is under the approximate minimum site threshold of 22.85 hectares. It is generally well related to a site to the north of Hall Road. However, other sites in the general location of ‘West Rochford’ to the north of Ironwell Lane and north of Cherry Orchard Way are less well related to the site. As noted within the updated Sustainability Appraisal for the Discussion and Consultation Document, additional land required “may to lead to fragmented development presenting constraints for the provision of infrastructure. Such development may also impact on community cohesion. The segregation of the sites would impact on the deliverability and accessibility of the new primary school, and community facilities etc. to be provided in this general location.” (page 1458).</p>
	<p>Are there features on site which have the potential to constrain development? (1, 4, 7, 11)</p>	<p>Yes</p>	<p>The eastern section of the site lies within flood zone 2. There are two TPO points on site located along the northern boundary to the west of the road to the east of the golf course. The site also lies within the Rochford Conservation Area.</p>
	<p>Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)</p>	<p>Yes</p>	<p>There are public footpaths along the eastern and southern boundaries of the site.</p>
	<p>Is the site well related to the highway network? (1, 2, 8, 9)</p>	<p>Yes</p>	<p>There are three existing access points onto the site from Hall Road which provides access to the golf course and to dwellings.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are two TPO points on site located along the northern boundary to the west of the road to the east of the golf course.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	Yes	This site is situated within the Rochford Conservation Area.
	Is the site in proximity to a Listed Building? (11)	Yes	The site lies within part of the curtilage of a Grade I Listed Building ('Rochford Hall and ruins'). It is also within 150 metres of a grade II* Listed Building ('Church of St. Andrew').

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There are high quality surviving buildings and street patterns and below ground deposits within Historic Environment Character Zone 22. There is high potential of surviving deposits below ground and for better understanding of the existing built heritage.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated. However, the potential for the areas of previously developed land to be contaminated would need to be considered with any development coming forward.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

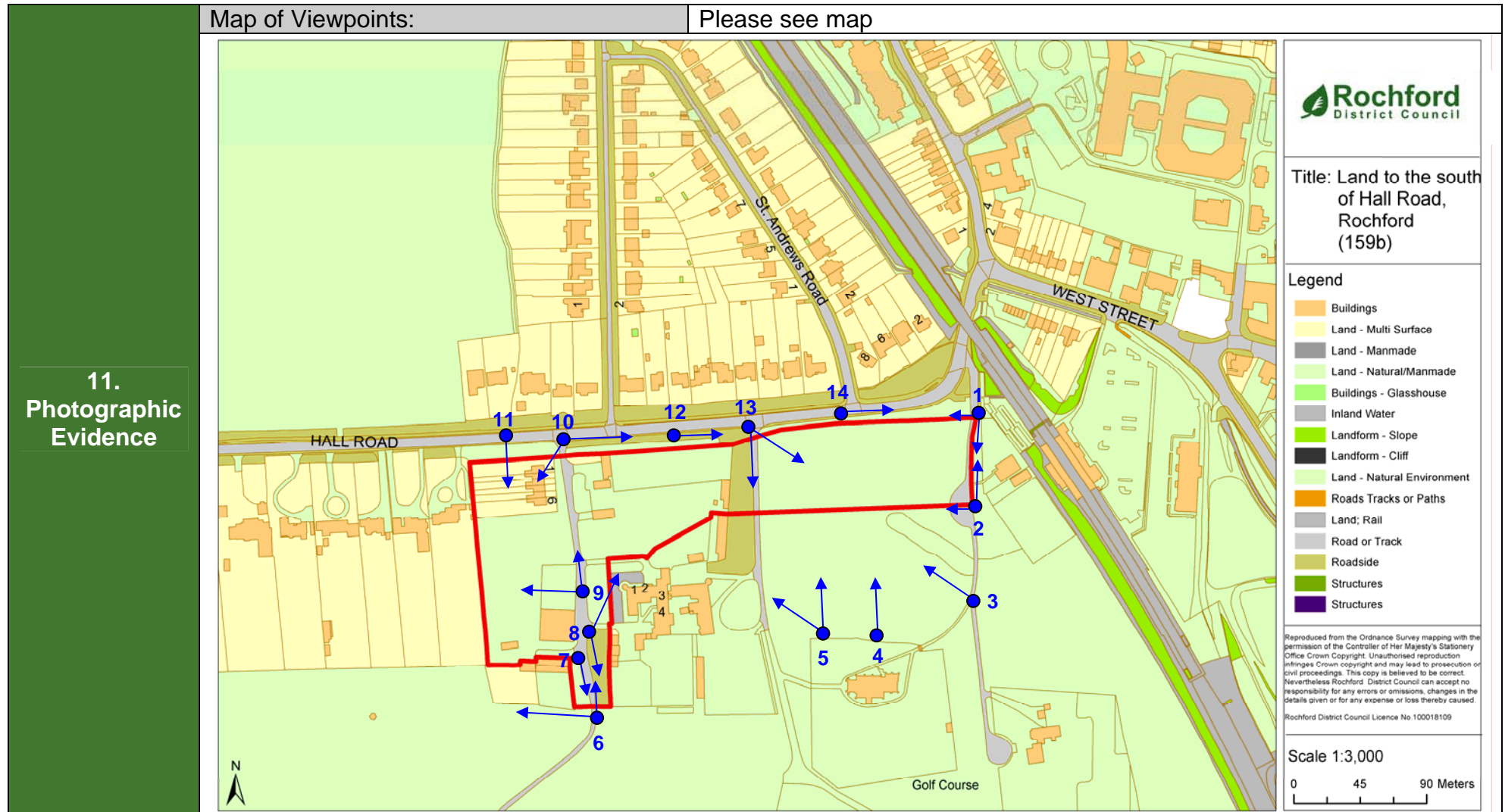
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	There are some dwellings, agricultural buildings, access roads and an area of hardstanding on site.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	The site is situated within Historic Environment Character Zone 22. The street pattern, road frontages, buildings and below ground deposits are highly sensitive to change.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There is a brick wall along the north western boundary which provides enclosure of the site. There are numerous trees and hedgerows along the majority of the northern section of the site, however, it is more open where two of the access roads meet Hall Road. The site is largely enclosed along its northern boundary. The eastern boundary is predominantly enclosed with trees and hedgerows. However, some of the southern boundary of the site is not enclosed as it cuts across the golf course in front of the church and around the northern and western elevations of Rochford Hall (a Listed Building). The south western corner of the site is partly enclosed by a brick wall as well as some trees and hedgerows. The end of the access road to the dwellings is gated at its southern end. The site is enclosed by a dwelling along its western boundary.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially/Fully	The dense vegetation along the south eastern corner of the site screens the site from view along the southern approach on Hall Road (from the railway bridge). The trees, hedgerows and brick wall along much of the northern boundary of the site generally does not provide open views across it. Along the northern boundary the site is most open around the access road leading to the golf course, church and Rochford Hall. The eastern boundary is well screened with trees and hedgerows and the site would not generally be visible from the northern section of the public footpath to the east of the site. There are open

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

			views across much of the southern boundary due to the general lack of enclosure. The site would be visible from the public footpath to the south of the site. The brick wall, trees and hedgerows along part of the site boundary to the south west mostly screens the site from view. However, the gate at the southern end of the road providing access to the dwellings enables views across the site (predominantly northwards).	
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare	
		Net development site area (in hectares):	2.6 hectares (gross) 50% - 1.3 hectares (net) 75% - 1.95 hectares (net)	0.9 hectares (gross, take into account density restriction for site) 75% - 0.68 hectares (net) 90% - 0.81 hectares (net)
		Estimated capacity for the site:	39 - 59 dwellings	20 - 24 dwellings





Viewpoint 1 (Looking west)



Viewpoint 1 (Looking south)



Viewpoint 2 (Looking north)



Viewpoint 2 (Looking west)



Viewpoint 3



Viewpoint 4



Viewpoint 5 (Looking north)



Viewpoint 5 (Looking north west)



Viewpoint 6 (Looking west)



Viewpoint 6 (Looking north)



Viewpoint 7



Viewpoint 8 (Looking south east)



Viewpoint 8 (Looking north east)



Viewpoint 9 (Looking west)



Viewpoint 9 (Looking north)



Viewpoint 10 (Looking south/south west)



Viewpoint 10 (Looking east)



Viewpoint 11



Viewpoint 12



Viewpoint 13 (Looking south)



Viewpoint 13 (Looking south east)



Viewpoint 14

12. Other
Issues and
Summary

This site is predominantly greenfield land with some previously developed land located to the south of Hall Road. It encompasses a range of uses including dwellings, part of a golf course and agricultural buildings. It is in close proximity to the existing residential area which is allocated to the north of the site (to the north of Hall Road) and although there is residential development to the west, this area is allocated as Green Belt. There is existing access onto the site from Hall Road. It is well related to local services and facilities within Rochford such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. The site, however, is under the approximate minimum site threshold of 22.85 hectares.

There are numerous constraints on site which have the potential to restrict the developable area of the site. Approximately 1.4 hectares of the site (the eastern section) lies within flood zone 2, and it is situated within the Rochford Conservation Area. The site also lies within part of the curtilage of a Grade I Listed Building ('Rochford Hall and ruins'), and is in close proximity to a grade II* Listed Building ('Church of St. Andrew'). There are also two Tree Preservation Order (TPO) points and existing dwellings on site. There is a public footpath which generally runs along the southern and eastern boundaries of the site which could be impacted with any development of the site. There is also a public footpath along the northern boundary of the site, and there is a cycle lane along Hall Road.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The trees, hedgerows and brick wall along much of the northern boundary of the site generally does not provide open views across it; however, it is quite open around the access road leading to the golf course, church and Rochford Hall. The eastern boundary is predominantly enclosed with trees and hedgerows, and the western boundary is enclosed by a dwelling. There are open views across much of the southern boundary due to the general lack of enclosure along this boundary of the site.

The site is bounded by Hall Road to the north, a road to the east, residential development to the west (although it is allocated as Green Belt) and greenfield land to the south. This enclosure of the site can ensure that a defensible Green Belt boundary can be maintained. The location of the site is unlikely to create coalescence between the settlements of Rochford and Hawkwell. Given that the site is not agricultural land, it has the potential to safeguard the countryside from encroachment. This site is entirely situated within the Rochford Conservation Area. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

However, the site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'West Rochford' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 39 and 59 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

Whilst this site is generally well related to a site to the north of Hall Road (ref: 159a; 197), it is less well related to other sites in the general location of 'West Rochford'; to the north of Ironwell Lane (ref: 128) and north of Cherry Orchard Way (ref: Option WR2; WR4; Site 82). Furthermore as noted within the updated Sustainability Appraisal for the Discussion and Consultation Document, additional land required "may to lead to fragmented development presenting constraints for the provision of infrastructure. Such development may also impact on community cohesion. The segregation of the sites would impact on the deliverability and accessibility of the new primary school, and community facilities etc. to be provided in this general location." (page 1458). It may therefore be inappropriate in sustainability terms to allocate two separate sites in this general location.

North of Ironwell Lane, Rochford: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	128
	Site Name:	North of Ironwell Lane
	Site Location:	Rochford
	Site Area (hectares):	1.36 hectares
	Restrictions to Developable Area:	Area at risk of flooding (flood zone 2 and 3)
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land. Some previously developed land. Several large buildings and hardstanding in the centre of the site. Relatively flat. Dwelling towards the southern end of the site. Trees and hedgerows along the western, southern and eastern boundaries and partially along the northern boundary of the site. Watercourse along the southern boundary of the site. Raised embankment along the eastern boundary of the site accommodating the railway line. Track running from the south east corner of the site along part of the eastern boundary.
	Current Use:	Residential; agricultural buildings
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/grazing land; railway line
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary: The western and southern section of the site is within flood zone 2 and 3. Approximately 0.44 hectares of the site is within flood zone 2 and 0.4 hectares is within flood zone 3.

Infrastructure Requirements

New Highways Access Required:	<input type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input checked="" type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: There is existing access onto the site from Ironwell Lane. Although much on Ironwell Lane is a single track unmade road, the eastern end of the road which connects to Ashingdon Road is tarmac. Some investment in walking and public transport may be required. The western and southern section of the site is within flood zone 2 and 3.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary	
	To check the unrestricted sprawl of large built-up areas	Medium	This site is situated to the north of Ironwell Lane. It is bounded by Ironwell Lane to the south, an existing hedgerow along the western boundary and a railway line to the east. The southern, eastern and western boundaries are enclosed by trees and hedgerows. This site can ensure that a defensible Green Belt boundary can be maintained.	
	To prevent neighbouring towns from merging into one another	Low	This site is located to the west of Rochford. The residential area of Rochford is situated to the east and south, and Hawkwell is situated further to the west / north west.	
	To assist in safeguarding the countryside from encroachment	Medium	Low	This site is a combination of greenfield land and previously developed land located to the north of Ironwell Lane, broadly in the general location 'West Rochford'.
	To preserve the setting and special character of historic towns	Low		The Rochford Conservation Area is situated further to the south/south east of the site. It's development would not undermine the setting of Rochford.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium	Low	This site is a combination of greenfield land and previously developed land located to the north of Ironwell Lane, broadly in the general location 'West Rochford'.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to the existing residential area to the east, although it is segregated by the railway line to the east and Ironwell Lane to the south.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	High	This site is less than 800m distance from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	The nearest secondary school in Rochford is approximately 1.6km distance from the site along Ashingdon Road. A new primary school will be developed on land to the west of Rochford.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Rochford is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Ashingdon Road / West Street. The nearest bus stop is less than 800m from the site, along Ashingdon Road / West Street.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	High	Rochford train station is less than 800m distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
<p style="text-align: center;">5. Site Sustainability Issues – Site Restraints</p>	<p>If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)</p>	<p>Yes/No</p>	<p>The site is under the approximate minimum site threshold of 22.85 hectares. It is generally well related to a site to the north of Hall Road. However, other sites in the general location of ‘West Rochford’ to the south of Hall Road and north of Cherry Orchard Way are less well related to the site. As noted within the updated Sustainability Appraisal for the Discussion and Consultation Document, additional land required “may lead to fragmented development presenting constraints for the provision of infrastructure. Such development may also impact on community cohesion. The potential segregation of the sites would impact on the deliverability and accessibility of the new primary school (particularly as this site extends northwards from Options WR1 to WR5), and community facilities etc. to be provided in this general location.” (page 1472).</p>
	<p>Are there features on site which have the potential to constrain development? (1, 4, 7, 11)</p>	<p>Yes</p>	<p>The western and southern section of the site is within flood zone 2 and 3.</p>
	<p>Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)</p>	<p>Yes</p>	<p>This site is accessed by Ironwell Lane, which is largely an unmade road leading from Rochford west / north westwards to Hawkwell.</p>
	<p>Is the site well related to the highway network? (1, 2, 8, 9)</p>	<p>Yes</p>	<p>There is existing access onto the site from Ironwell Lane. Although much on Ironwell Lane is a single track unmade road, the eastern end of the road which connects to Ashingdon Road is tarmac.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	There is a TPO area and two TPO points in proximity to the site on the eastern side of the railway line. The TPO area and TPO points are within 25 metres distance of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	The Rochford Conservation Area is situated further to the south/south east of the site.
	Is the site in proximity to a Listed Building? (11)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic landscape survives well probably with little damage to below ground deposits within Historic Environment Character Zone 19. There is potential for surviving below ground deposits and historic landscape features within this zone.
7. Site Sustainability Issues – Sources / Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated, although this site does encompass some previously developed land.

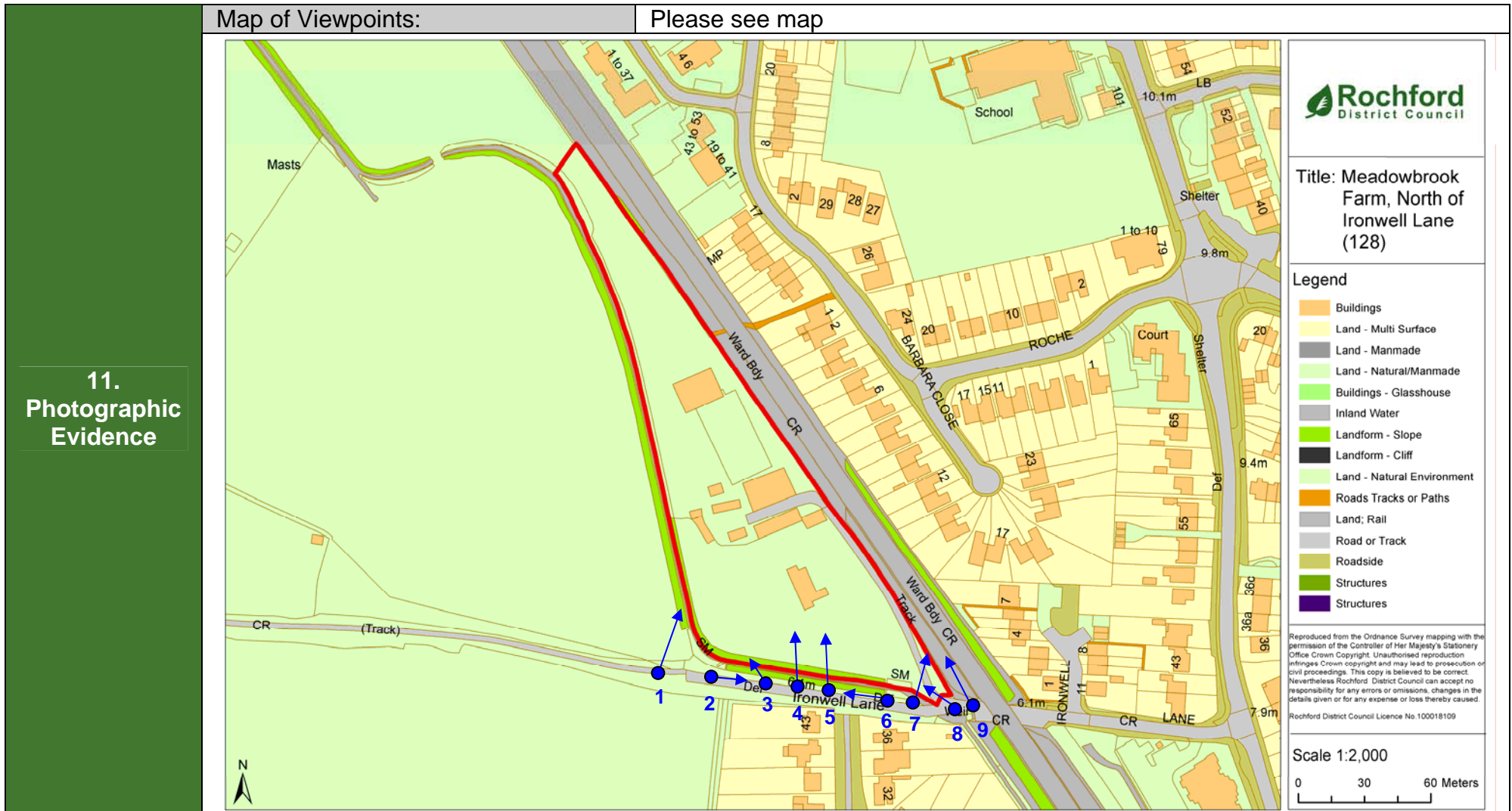
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No	The site is predominantly greenfield land with some previously developed land
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 19. The historic environment and surviving archaeological deposits will be sensitive to change.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary	
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the western, southern and eastern boundaries of the site. The site is well enclosed along its eastern and western boundaries. It is reasonably well enclosed along the southern boundary, although the vegetation is less dense towards the south eastern corner of the site where the site entrance is located. There is a metal gate across the entrance to the site.	
10. Potential Capacity	Site Sustainability Indicators	Rating	Commentary	
	Are there open views across the site? (1)	Partially/Obscured	The enclosure of the site along its western, southern and eastern boundaries generally ensures that there are not open views across the site. However, the gated entrance to the site provides some views across it from the eastern approach along Ironwell Lane. The trees and hedgerows along the western and southern boundaries do not provide views of the site along the western approach on Ironwell Lane.	
Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare		
	Net development site area (in hectares):	1.36 hectares (gross) 75% - 1.02 hectares (net) 90% - 1.22 hectares (net)	1.13 hectares (gross, outside flood zone 3) 75% - 0.85 hectares (net) 90% - 1.02 hectares (net)	
	Estimated capacity for the site:	31-37 hectares at 30 dwellings per hectare	26-31 hectares at 30 dwellings per hectare	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5




Viewpoint 6



Viewpoint 7



Viewpoint 8

	
	<p>Viewpoint 9</p>
<p>12. Other Issues and Summary</p>	<p>This site is predominantly greenfield land with some previously developed land located to the north of Ironwell Lane, broadly in the general location of 'West Rochford'. There are several large buildings, hardstanding and a dwelling on the site. It is generally well related to the existing residential area, although it is segregated from this area by the railway line to the east (which is on a raised embankment along the eastern boundary of the site) and Ironwell Lane to the south. There is existing access onto the site from Ironwell Lane. It is well related to local services and facilities within Rochford such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest. However, it is under the approximate minimum site threshold of 22.85 hectares.</p> <p>The western and southern section of the site is within an area at risk of flooding (approximately 0.44 hectares of the site is within flood zone 2 and 0.4 hectares is within flood zone 3). It is accessed by Ironwell Lane, which is largely an unmade road leading from Rochford west/north westwards to Hawkwell. This road could be impacted with any development of the site. It is noted that there is a TPO area and two TPO points in proximity to the site to the east, however, these are segregated from the site by the railway line.</p>

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares and incremental small-scale developments). The site is generally well enclosed. The trees and hedgerows along its western, southern and eastern boundaries generally means that there are not open views across the site. However, the gated entrance to the site provides some views across it from the eastern approach along Ironwell Lane. The trees and hedgerows along the western and southern boundaries do not provide views of the site along the western approach on Ironwell Lane. The site is bounded by Ironwell Lane to the south, an existing hedgerow along the western boundary and a railway line to the east. This site can ensure that a defensible Green Belt boundary can be maintained. The site is adjacent to the existing residential area of Rochford (although somewhat segregated by the railway line to the east) and is unlikely to create coalescence between the settlements of Rochford and Hawkwell. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

However, the site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'West Rochford' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 26 and 31 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. However, the SHLAA (2012) suggests that this site will only be considered as economically viable for development with 30 dwellings or more. Nevertheless this site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

Whilst the site is generally well related to a site to the north of Hall Road (ref: 159a; 197), other sites in the general location of 'West Rochford' to the south of Hall Road (ref: 159b; 222) and north of Cherry Orchard Way (ref: Option WR2; WR4; Site 82) are less well related to the site. As noted within the updated Sustainability Appraisal for the Discussion and Consultation Document, additional land required "may to lead to fragmented development presenting constraints for the provision of infrastructure. Such development may also impact on community cohesion. The potential segregation of the sites would impact on the deliverability and accessibility of the new primary school (particularly as this site extends northwards from Options WR1 to WR5), and community facilities etc. to be provided in this general location." (page 1472). It may therefore be inappropriate in sustainability terms to allocate two separate sites in this general location.

Land north of Cherry Orchard Way, Rochford: Forming part of Options WR2 and WR4 Screened Sites Assessment Proforma		
1. Site Information	Allocations DPD/‘Call for Sites’ Reference:	Option WR2; WR4; Site 82
	Site Name:	Land north of Cherry Orchard Way
	Site Location:	Rochford
	Site Area (hectares):	Approximately 12.4 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly open agricultural land. Relatively flat. Watercourse along the eastern boundary of the site. Partial watercourse along the southern and northern boundaries of the site. Watercourse to the south western corner of the site running north/north westwards through the site. Area of previously developed land containing agricultural buildings located towards the south western section of the site. Some trees and hedgerows along the northern and south/south western boundary. Trees and hedgerows along the eastern and western boundaries. Two existing access points onto the south western section of the site from Hall Road.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; residential; cemetery
Aerial Photograph:	Please see map	



2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: There are two existing access points onto the site from Hall Road along the south western boundary of the site. Some investment in walking and public transport may be required.		
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	This site is situated to the north of Cherry Orchard Way and is not adjacent to the residential area of Rochford (which is located further to the east along Hall Road). It is bounded by Hall Road to the south, and existing ribbon development and Hall Road Cemetery extension to the west. As noted within the updated Sustainability Appraisal for the assessment of Option WR2, which assesses much of the site area identified, this site (which is smaller than Option WR2 but still segregated from the residential area of Rochford) would not provide a defensible Green Belt boundary and exacerbate the visual impact of existing ribbon development to the west on the character of the area.
	To prevent neighbouring towns from merging into one another	Medium	This site is located to the west of Rochford. This site is isolated from the existing settlement to the east but is adjacent to existing ribbon development to the west along Hall Road. The residential area of Hawkwell is situated to the west/north west and Rochford is situated further to the east.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the north of Cherry Orchard Way, broadly in the general location of ‘West Rochford’.
To preserve the setting and special character of historic towns	Medium	Low	This site is not in close proximity to the Rochford Conservation Area which is located further to the east along Hall Road, however, the recommendations of the Rochford Conservation Area Appraisal and Management Plan in terms of the approach along Hall Road would still need to be taken into consideration. It’s development would undermine the setting of Rochford.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the north of Cherry Orchard Way, broadly in the general location 'West Rochford'.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium	The site is approximately 900m distance from the existing residential area to the east along Hall Road.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 1.7km distance from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Low	The nearest secondary school in Rochford is approximately 3km distance from the site along Ashingdon Road. A new primary school will be developed on land to the west of Rochford.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor's surgery in Rochford is approximately 1.7km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	Medium	The site is situated in proximity to a bus route which runs along Ashingdon Road/West Street. The nearest bus stop is approximately 1.3km distance from the site, along West Street.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	Rochford train station is approximately 1.2km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest local shops and services are approximately 1.7km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium	The site is approximately 1.5km distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No	The site is under the approximate minimum site threshold of 22.85 hectares. Whilst this site is well related to the site to the east; north of Hall Road, it is not well related to the other sites located to the north of Ironwell Lane or to the south of Hall Road.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There are two existing access points onto the site from Hall Road along the south western boundary of the site.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a TPO point in close proximity to the south eastern boundary of the site to the south of Hall Road, which is approximately 15m distance at its closest point.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not in close proximity to the Rochford Conservation Area which is located further to the east along Hall Road.
Is the site in proximity to a Listed Building? (11)	Yes	There are two grade II Listed Buildings ('Pelhams Farmhouse, Hall Road' and 'Rectory Cottage, Hall Road') in close proximity to the south/south western boundary of the site.
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic landscape survives well probably with little damage to below ground deposits within Historic Environment Character Zone 19. There is potential for surviving below ground deposits and historic landscape features within this zone.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
7. Site Sustainability Issues – Sources/ Areas of Pollution	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No	The site is predominantly agricultural land, however, a small area to the south west corner of the site is previously developed land.
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 1 and 2 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	

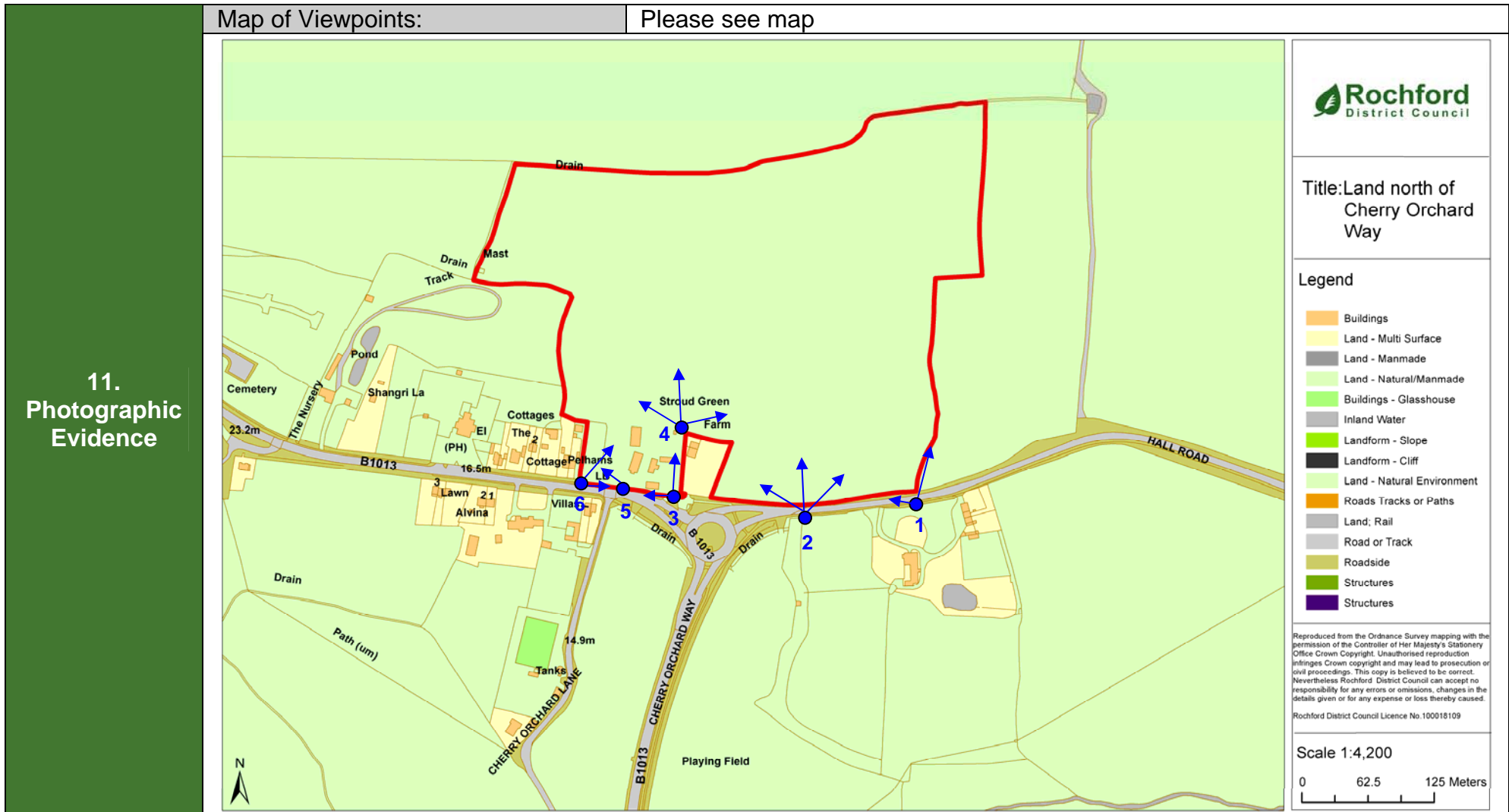
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1 and 2	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 19. The historic environment and surviving archaeological deposits will be sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the eastern and western boundaries, and partially along the northern boundary, which provides some enclosure of the site. The western boundary of the site is also partially enclosed by existing ribbon development. There are a few trees and hedgerows present towards the south / south western corner of the site, however, these are sporadic and provide very limited enclosure of the site. Vegetation around the Listed Building (Pelhams Farmhouse, Hall Road) and the agricultural buildings on site provide minimal enclosure of the site. Although the site abuts Hall Road and the junction of Hall Road/Cherry Orchard Way along its southern boundary, the general lack of trees and hedgerows present ensures that the site is open along this boundary.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully/Partially	<p>There are some trees and hedgerows along the northern boundary of the site, and to the east of this (which forms part of the northern boundary of the site to the north of Hall Road). This partially screens the site from the public footpath to the west which runs north from Hall Road towards Ironwell Lane. The trees and hedgerows along the eastern boundary of the site provide some screening of the site on the eastern approach along Hall Road. The trees and hedgerows and existing ribbon development present along the western boundary of the site also provide some screening from the western approach along Hall Road.</p> <p>The agricultural buildings, Listed Building and minimal vegetation along the southern boundary of the site provide minimal screening of the site from Hall Road and the junction of Hall Road/Cherry Orchard Way. There is a lack of trees and hedgerows along the southern boundary enclosing the site, and as such, there are significant open views of the site from the south.</p>
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare (based on the average estimated appropriate density for sites within the general location of 'West Rochford' from the SHLAA, 2012)
		Net development site area (in hectares):	12.4 hectares (gross) 50% - 6.2 hectares (net) 75% - 9.3 hectares (net)
		Estimated capacity for the site:	186-279 dwellings at 30 dwellings per hectare 217-325 dwellings at 35 dwellings per hectare





Viewpoint 1 (Looking west)



Viewpoint 1 (Looking north/north west)



Viewpoint 2 (Looking north)



Viewpoint 2 (Looking north west)



Viewpoint 2 (Looking north east)



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking west)



Viewpoint 4 (Looking west/north west)



Viewpoint 4 (Looking north)



Viewpoint 4 (Looking east/north east)



Viewpoint 5



Viewpoint 6 (Looking north east)



Viewpoint 6 (Looking east)

12. Other Issues and Summary

This site is predominantly open grade 1 and 2 agricultural land located to the north of Cherry Orchard Way, broadly in the general location of 'West Rochford'. There are agricultural buildings located towards the south western section of the site. It is isolated from the existing settlement of Rochford to the east but is adjacent to existing ribbon development to the west along Hall Road. There are two existing access points onto the site from Hall Road along the south western boundary of the site. It is less well related to local services and facilities within Rochford such as healthcare facilities, shops and open space than other sites within this general location. The site is not in immediate proximity to areas of ecological interest. The site is under the approximate minimum site threshold of 22.85 hectares.

The site is predominantly agricultural land, however, a small area to the south west corner of the site is previously developed land. There are a lack of constraints on site, however, it is noted that there is a TPO point in close proximity to the south eastern boundary of the site to the south of Hall Road.

In terms of landscape impact, this site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. There are some trees and hedgerows along the northern boundary of the site, and to the east of this (which forms part of the northern boundary of the site to the north of Hall Road). This partially screens the site from the public footpath to the west which runs north from Hall Road towards Ironwell Lane. The trees and hedgerows along the eastern boundary of the site provide some screening of the site on the eastern approach along Hall Road. The trees and hedgerows and existing ribbon development present along the western boundary of the site also provide some screening from the western approach along Hall Road. The agricultural buildings, Listed Building and minimal vegetation along the southern boundary of the site provide minimal screening of the site from Hall Road and the junction of Hall Road/Cherry Orchard Way. There is a lack of trees and hedgerows along the southern boundary enclosing the site, and as such, there are significant open views of the site from the south.

This site is situated to the north of Cherry Orchard Way and is not adjacent to the residential area of Rochford (which is located further to the east along Hall Road). It is bounded by Hall Road to the south, and existing ribbon development and Hall Road Cemetery extension to the west. It could provide a poorly defensible Green Belt boundary and exacerbate the visual impact of existing ribbon development to the west on the character of the area. The residential area of Hawkwell is situated to the west / north west and Rochford is situated further to the east. The site is less well located in relation to services and facilities than other options within this general location.

It is not in close proximity to the Rochford Conservation Area which is located further to the east along Hall Road, however, the recommendations of the Rochford Conservation Area Appraisal and Management Plan in terms of the approach along Hall Road would still need to be taken into consideration. There are two grade II Listed Buildings ('Pelhams Farmhouse, Hall Road' and 'Rectory Cottage, Hall Road') in close proximity to the south/south western boundary of the site.

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'West Rochford' as set out within the Rochford District Core Strategy. Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 186 and 279 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 217 and 325 dwellings based on a calculation of 50% and 75% developable area respectively. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

Whilst this site is well related to the site to the east; north of Hall Road (ref: 159a; 197), it is not well related to the other sites located to the north of Ironwell Lane (ref: 128) or to the south of Hall Road (ref: 159b; 222). The allocation of this site, and adjacent land along Hall Road, would have the potential to create an isolated area of development in the Green Belt, which would be detrimental to the creation of a long-term, defensible Green Belt boundary, and to other sustainability issues.

5 West Hockley

5.1 The Rochford District Core Strategy sets out the following requirements for West Hockley:

- 50 dwellings
- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Sustainable drainage systems
- Public open space
- Play space
- Link to cycle network

5.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of 30 dwellings per hectare has been suggested as being appropriate for the sites within West Hockley. The gross approximate site size has also been calculated for 50% and 75% developable areas.

50 dwellings/30dph = 1.67 hectares (net)

1.67 hectares is 50% of **3.34** hectares (gross)

1.67 hectares is 75% of **2.23** hectares (gross)

5.3 For approximately 50 dwellings, a minimum site size of 2.23 hectares would be required.

5.4 Detailed assessment of the sites put forward within this general location has identified potential isolated areas of Green Belt that could be created should land to the north and east of Folly Lane – such as Option WH4 or ALT4 (ref: EFC1) – or part of the Pond Chase Nurseries site and land to the east of this be allocated (ref: EPCN1). All of the sites have been assessed using the same methodology.

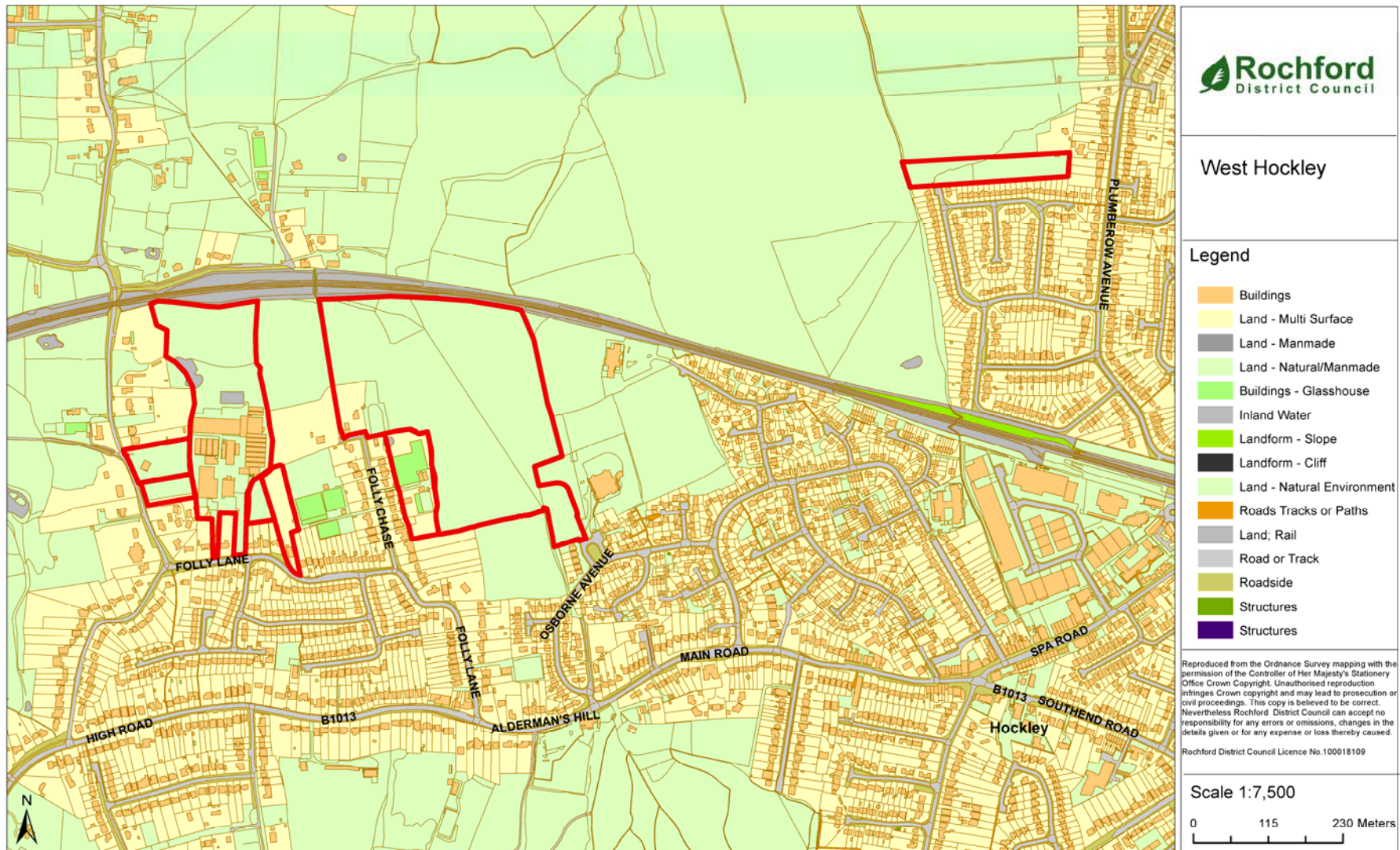


Figure 3 – Sites assessed within the general location of West Hockley

Land at Westview, Church Road, Hockley: Screened Sites Assessment Proforma (Forming part of Option WH5)		
1. Site Information	'Call for Sites' Reference:	38
	Site Name:	Land at Westview
	Site Location:	Church Road, Hockley
	Site Area (hectares):	0.21 hectares
	Restrictions to Developable Area:	Tree Preservation Order (TPO) area.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Wooded area and scrubland on site.
	Current Use:	Disused garden area
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/previously developed land; Green Belt/greenfield land
	Aerial Photograph:	Please see map



2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: Although this site is adjacent to Church Road and there is existing access to the south of the site providing access onto a neighbouring development to the rear of 'Westview and Oakhurst' (Ref: 06/01095/FUL), new/improved access onto the site may be required. Some investment in the existing sewerage network may be required. Investment in walking (as there is no public footpath along Church Road) and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the east of Church Road. It is bounded by residential development to the south, residential development (although not allocated as such) to the north, a nursery site to the east and Church Road to the west. This site would promote a defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Hockley. The Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
	To assist in safeguarding the countryside from encroachment	Medium		This site is greenfield land located to the east of Church Road to the west of Hockley.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Despite the relatively rural nature of Church Road, the development of this site would not impact on the setting of Hockley.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is greenfield land located to the east of Church Road to the west of Hockley.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the south.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 1.6km from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 1.2km distance from the site. The nearest secondary school in Hockley is approximately 2.5km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hockley is approximately 1.6km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along High Road/Aldermans Hill. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Hockley train station is approximately 2km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services are approximately 1.4km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	This site is under the approximate minimum site threshold of 2.23 hectares. Within ‘West Hockley’ it is well related to the site to the east - Pond Chase Nursery, Folly Lane (ref: 54) - and to the north - land to the east of Church Road (ref: WH5). It is not well related to other sites within this general location.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No	There is a TPO area on the northern boundary of the site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
Is the site well related to the highway network? (1, 2, 8, 9)	Yes	Although this site is adjacent to Church Road and there is existing access to the south of the site providing access onto a neighbouring development to the rear of ‘Westview and Oakhurst’ (Ref: 06/01095/FUL), new/improved access onto the site may be required.	
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a TPO area on the northern boundary of the site. There is also a large TPO area to the north east of the site and several TPO points within the curtilage of 'Windfield' to the north of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.

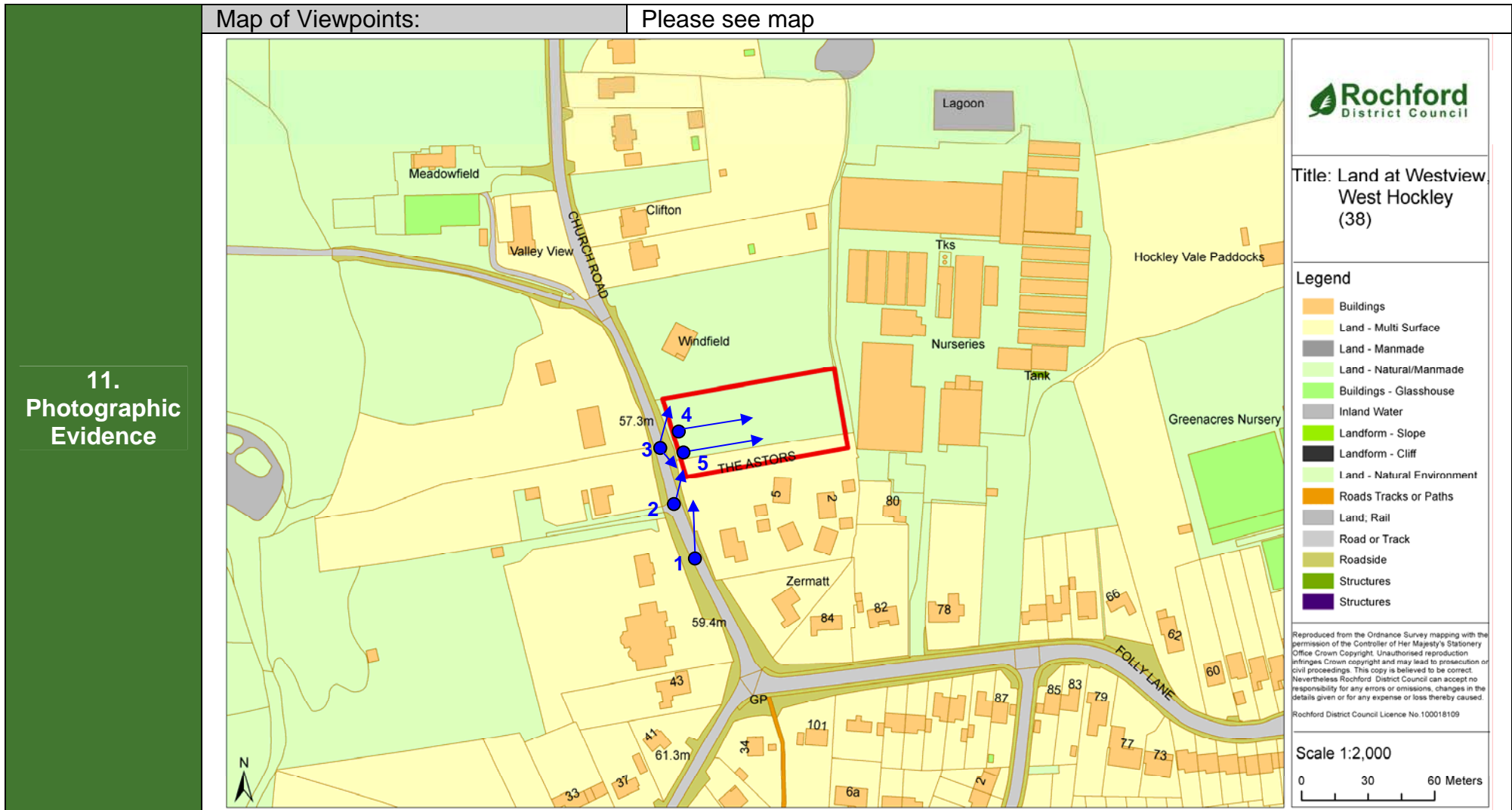
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	This site forms part of the former garden area to an adjacent dwelling to the south.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes/No		

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the northern, western and eastern boundaries which provide enclosure of the site. There is fencing predominately along the southern boundary of the site.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The trees and hedgerows along the northern and western boundaries of the site and the fencing along the southern boundary ensure that there are not open views across the site from the northern and southern approach along Church Road.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	0.21 hectares
		Estimated capacity for the site:	6 dwellings at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking south)



Viewpoint 4



Viewpoint 5

12. Other Issues and Summary

This site is an area of greenfield land located to the east of Church Road to the west of Hockley. It is adjacent to the existing residential area which is designated to the south, and is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. Although it is adjacent to Church Road and there is existing access to the south of the site providing access onto a neighbouring development, new/improved access onto the site may be required. It is not in immediate proximity to areas of ecological interest. This site is under the approximate minimum site threshold of 2.23 hectares.

In terms of on-site constraints, there is a Tree Preservation Order (TPO) area on the northern boundary of the site. There is also a large TPO area to the north east of the site and several TPO points within the curtilage of 'Windfield' to the north of the site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The trees and hedgerows along the northern and western boundaries of the site and the fencing along the southern boundary ensure that there are not open views across the site from the northern and southern approach along Church Road.

This site is bounded by residential development to the south, residential development (although not allocated as such) to the north, a nursery site to the east and Church Road to the west. This site would promote a defensible Green Belt boundary.

This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

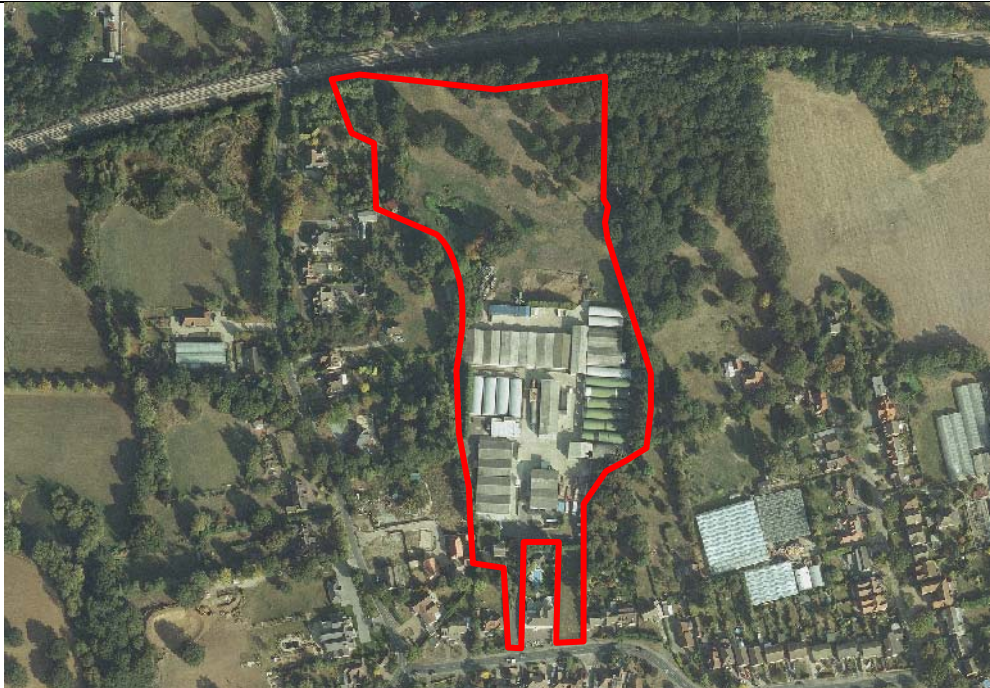
This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate 6 dwellings at an estimated appropriate density of 30 dwellings per hectare. However, this site is well related to other sites within this general location, located to the east – Pond Chase Nursery, Folly Lane (ref: 54) – and to the north – land to the east of Church Road (ref: WH5). It is not well related to other sites.

If this site and the site to the east (ref: 54) were allocated the site area would be over the approximate minimum site threshold of 2.23 hectares (and give a site size of 4.21 hectares). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 66 and 96 dwellings. This figure is above the dwelling requirement for 'West Hockley' as set out in the Rochford District Core Strategy.

The site to the east (ref: 54) forms part of Option WH2 within the Discussion and Consultation Document, and both sites form part of Option WH5. The updated Sustainability Appraisal notes that:

“Options WH2 and WH5 have greater sustainability credentials than the other options given that they seek to utilise existing previously developed land and have existing links to the highways network. Option WH5, however, also encompasses greenfield land to the west of the previously developed land which has the potential to provide an additional access point to the site along Church Road. Whilst this option would ensure greater accessibility and would enable lower density development in this location, it would not promote an efficient and effective use of land in accordance with national planning guidance.” (paragraph 6.19; page 35)

Land at Pond Chase Nurseries, Folly Lane, Hockley: Screened Sites Assessment Proforma (Forming part of Options WH2 and WH5)		
1. Site Information	'Call for Sites' Reference:	54
	Site Name:	Land at Pond Chase Nurseries
	Site Location:	Folly Lane, Hockley
	Site Area (hectares):	4 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Previously developed land to the south of the site and greenfield land to the north. Area of previously developed land encompasses employment uses and mushroom production. Several large buildings, structures and hardstanding to the southern part of the site. Dwelling towards the south east corner of the site. Wooded areas and grassland to the north of the site. Pond and lagoon towards the northern end of the site. Watercourse along the north eastern boundary of the site.
	Current Use:	Employment; mushroom production; greenfield land
	Proposed Use:	Residential; open space
	Existing Land Use Allocation/ Designation:	Green Belt; residential development
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land; Green Belt/agricultural land
Aerial Photograph:	Please see map	

			
2. Constraints	Flood Risk		
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	
	Commentary:		
	Infrastructure Requirements		
	New Highways Access Required:	<input type="checkbox"/>	
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	
Significant Investment in walking/public transport required:	<input type="checkbox"/>		
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: There is existing access onto the site from Folly Lane. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	High	Medium	This site is situated to the north of Folly Lane to the east of Church Road. It is bounded by residential development to the west, east and south, although as noted within the updated Sustainability Appraisal for Option WH2 which encompasses the previously developed part of this site, much of this is not designated as such and the site primarily bounds extensive garden areas. The site also bounds greenfield land to the east and the railway line to the north. The potential of this site to create a defensible Green Belt boundary is somewhat undermined by its extension significantly northwards away from the allocated residential area along Folly Lane. The reallocation of two small parcels of Green Belt to the south of the site (forming part of the rear gardens of 78 and 82 Folly Lane) to residential would also need to be considered.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Hockley. Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
To assist in safeguarding the countryside from encroachment	Medium		This site is previously developed land and greenfield land located to the north of Folly Lane and to the east of Church Road to the west of Hockley.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	To preserve the setting and special character of historic towns	Medium	Low	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Its development would not impact on the setting of Hockley as such, although it would significantly extend the existing residential area northwards from Folly Lane.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium		This site is previously developed land and greenfield land located to the north of Folly Lane and to the east of Church Road to the west of Hockley.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the south and south east. The southernmost part of the site providing access is within the existing residential area.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 1.4km from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium		The nearest primary school is approximately 1.1km distance from the site. The nearest secondary school in Hockley is approximately 2.3km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hockley is approximately 1.5km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along High Road/Aldermans Hill. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Hockley train station is approximately 1.8km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services are approximately 1.2km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site threshold of 2.23 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from Folly Lane.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	However, there is part of a Local Wildlife Site (R8. Hockley Hall/Crabtree Wood) located approximately 190m to the east of the site – directly to the south of the railway line.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a large TPO area adjacent to the site to the west. There is also a smaller TPO area and several TPO points within the curtilage of 'Windfield' to the west of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes/No	The southernmost part of the site is within the existing residential area.
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

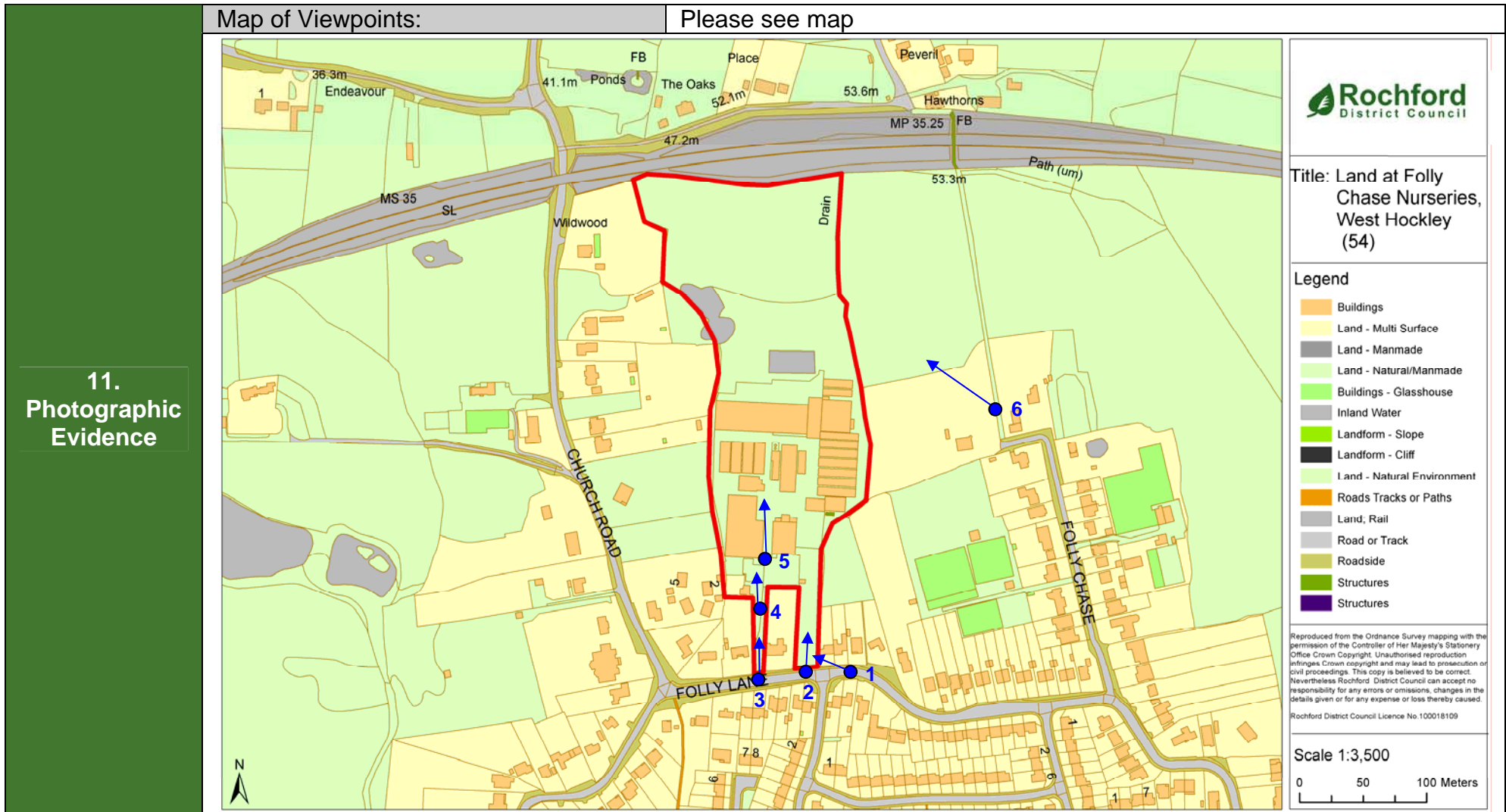
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	There is potential that the area of previously developed land could be contaminated. Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	The southern section of the site is previously developed land.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the northern, eastern and western boundaries of the site, and there are trees and hedgerows predominantly along the southern boundary of the site, which encloses the site.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	This site is situated to the rear of dwellings along Folly Lane and Church Road which generally screens it from view. There are also trees and hedgerows along the boundaries of the site which ensures that there are not open views of the site. The entrance to the site from Folly Lane is relatively narrow and does not generally provide open views across the site. The potential access point to the east along Folly Lane does not enable open views of the site due to the presence of a fence and hedgerows. There are not open views across the site from the public highway.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	4 hectares (gross) 50% - 2 hectares (net) 75% - 3 hectares (net)
		Estimated capacity for the site:	60-90 dwellings at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

12. Other Issues and Summary

This site is an area of previously developed land and greenfield land located to the north of Folly Lane and to the east of Church Road to the west of Hockley. It is adjacent to the existing residential area which is designated to the south and south east, and the southernmost part of the site providing access is within the existing residential area. This site is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. There is existing access onto the site from Folly Lane. It is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site threshold of 2.23 hectares.

There are generally no onsite constraints. However, it is noted that there is potential that the area of previously developed land could be contaminated. There is also a large TPO area adjacent to the site to the west, as well as a smaller TPO area and several TPO points within the curtilage of 'Windfield' to the west of the site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. This site is situated to the rear of dwellings along Folly Lane and Church Road which generally screens it from view. There are also trees and hedgerows along the boundaries of the site which ensures that there are not open views of the site. The entrance to the site from Folly Lane is relatively narrow and does not generally provide open views across the site. The potential access point to the east along Folly Lane does not enable open views of the site due to the presence of a fence and hedgerows. There are not open views across the site from the public highway.

This site is bounded by residential development to the west, east and south, although as noted within the draft Sustainability Appraisal for Option WH2 which encompasses the previously developed part of this site, much of this is not designated as such and the site primarily bounds extensive garden areas. The site also bounds greenfield land to the east and the railway line to the north. The potential of this site to create a defensible Green Belt boundary is potentially undermined by its extension significantly northwards away from the allocated residential area along Folly Lane. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge however.

This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site has the potential to accommodate between 60 and 90 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This is greater than the dwelling requirement within the Rochford District Core Strategy. If this site were allocated, small areas of existing Green Belt (forming part of the rear gardens of 78 and 82 Folly Lane) to the south would need to be reallocated to residential.

The area of previously developed land which forms part of this site is approximately 2 hectares. This is below the approximate minimum site threshold of 2.23 hectares. Based on the calculations within the SHLAA (2012), at 30 dwellings per hectare the site would not meet the dwelling requirements:

$$2 * 50\% = 1 * 30dph = 30 \text{ dwellings}$$

$$2 * 75\% = 1.5 * 30dph = 45 \text{ dwellings}$$

At 35 dwellings per hectare, the site would meet the dwelling requirements if 75% of the site was developable:

$$2 * 50\% = 1 * 35dph = 35 \text{ dwellings}$$

$$2 * 75\% = 1.5 * 35dph = 53 \text{ dwellings}$$

The area of previously developed land, if extended to include the lagoon to the north, is approximately 2.3 hectares, which is just above the approximate minimum site threshold of 2.23 hectares. Based on the calculations within the SHLAA (2012), at 30 dwellings per hectare the sites would meet the dwelling requirements if 75% was developable:

$$2.3 * 50\% = 1.15 * 30dph = 35 \text{ dwellings}$$

$$2.3 * 75\% = 1.73 * 30dph = 52 \text{ dwellings}$$

As an alternative to extending the existing residential area northwards away from Folly Lane as with this site, Option WH5 of the Discussion and Consultation Document set out the potential option to include the area of previously developed land within this site and greenfield land to the west (ref: 38). Combined (the area of previously developed land including the lagoon to the north and the site to the west) this could create an area of approximately 2.6 hectares. Based on the calculations within the SHLAA (2012), at 30 dwellings per hectare the sites would meet the dwelling requirements if 75% of the site was developable:

$$2.6 * 50\% = 1.3 * 30\text{dph} = 39 \text{ dwellings}$$

$$2.6 * 75\% = 1.95 * 30\text{dph} = 59 \text{ dwellings}$$

Alternatively rather than extending westwards, there is potential to extend eastwards to include the area of previously developed land and greenfield land to the east (ref: 8). Combined (the area of previously developed land including the lagoon to the north and the site to the east) this could create an area of approximately 2.7 hectares. Based on the calculations within the SHLAA (2012), at 30 dwellings per hectare the sites would meet the dwelling requirements if 75% of the site was developable:

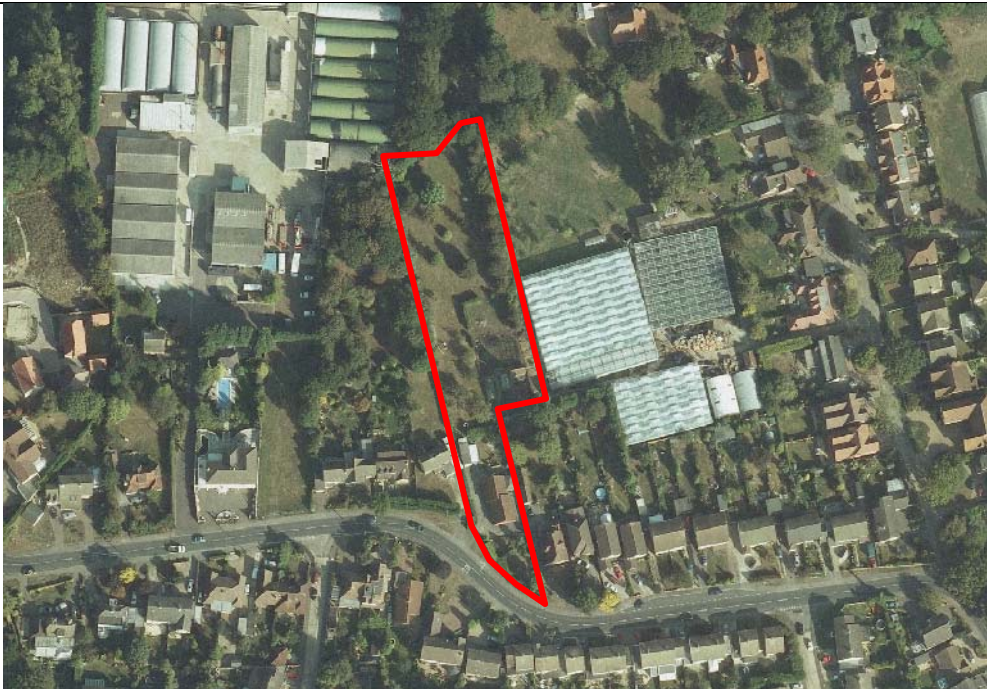
$$2.7 * 50\% = 1.35 * 30\text{dph} = 41 \text{ dwellings}$$

$$2.7 * 75\% = 2.03 * 30\text{dph} = 61 \text{ dwellings}$$

However, the need to reallocate land between these two sites (ref: EPCN1) for residential development to ensure the robustness of the Green Belt boundary in this locality would also need to be considered.

It is notable that a planning application for the Pond Chase Nurseries site was submitted in 2012 (Ref: 12/00283/OUT) to accommodate up to 50 dwellings, improvements to existing vehicular access, new pedestrian access, provision for public open space and play space and provision of area preserved for ecology.

Land north of Folly Lane, Hockley: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	8
	Site Name:	Land north of Folly Lane
	Site Location:	Hockley
	Site Area (hectares):	0.2 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land with some previously developed land. Relatively flat. Dwelling to the southern end of the site. Large back garden to the northern end of the site.
	Current Use:	Residential
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; residential development
	Adjacent Land Use(s):	Residential; Green Belt/previously developed land; Green Belt/greenfield land
	Aerial Photograph:	Please see map

																									
2. Constraints	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="383 911 2112 951">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="383 951 1534 991">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1534 951 2112 991"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 991 1534 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1534 991 2112 1031"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1031 1534 1070">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1534 1031 2112 1070"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1070 1534 1110">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1534 1070 2112 1110"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="383 1110 2112 1150">Commentary:</td> </tr> <tr> <th colspan="2" data-bbox="383 1150 2112 1190">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="383 1190 1534 1230">New Highways Access Required:</td> <td data-bbox="1534 1190 2112 1230"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1230 1534 1270">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1534 1230 2112 1270"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1270 1534 1310">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1534 1270 2112 1310"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1310 1534 1350">Significant Investment in walking/public transport required:</td> <td data-bbox="1534 1310 2112 1350"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1350 1534 1370">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1534 1350 2112 1370"><input type="checkbox"/></td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
Flood Risk																									
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																								
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>																								
Commentary:																									
Infrastructure Requirements																									
New Highways Access Required:	<input type="checkbox"/>																								
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>																								
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>																								
Significant Investment in walking/public transport required:	<input type="checkbox"/>																								
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: There is existing access onto the site from Folly Lane. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	This site is situated to the north of Folly Lane. It is bounded by residential development to the south east and south west, greenfield land to the west and north east, and nursery sites to the north and east. It is largely enclosed along its boundaries, however, it has the potential to project into the Green Belt which could impact on the defensibility of the Green Belt boundary in this location if allocated on its own.
	To prevent neighbouring towns from merging into one another	Low	This site is located to the west of Hockley. Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
	To assist in safeguarding the countryside from encroachment	Medium	This site is an area of predominantly greenfield land with some previously developed land located to the north of Folly Lane to the west of Hockley.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Its development would not impact on the setting of Hockley.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium	This site is an area of predominantly greenfield land with some previously developed land located to the north of Folly Lane to the west of Hockley.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The southern part of this site is within the existing residential area along Folly Lane.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 1.3km from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	The nearest primary school is approximately 1km distance from the site. The nearest secondary school in Hockley is approximately 2.2km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor's surgery in Hockley is approximately 1.3km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along High Road/Aldermans Hill. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	Hockley train station is approximately 1.7km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest local shops and services are approximately 1.1km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	This site is under the approximate minimum site threshold of 2.23 hectares. Within 'West Hockley' it is well related to the site to the west – Pond Chase Nursery, Folly Lane (ref: 54). It is not well related to other sites within this general location.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from Folly Lane.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a TPO point to the south east of the site along the southern boundary of the adjacent dwelling to the east.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within the Green Belt? (1, 3)	Yes/No	The southern section of the site which encompasses a dwelling is within the existing residential area. The large garden area to the rear is within the Green Belt.
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

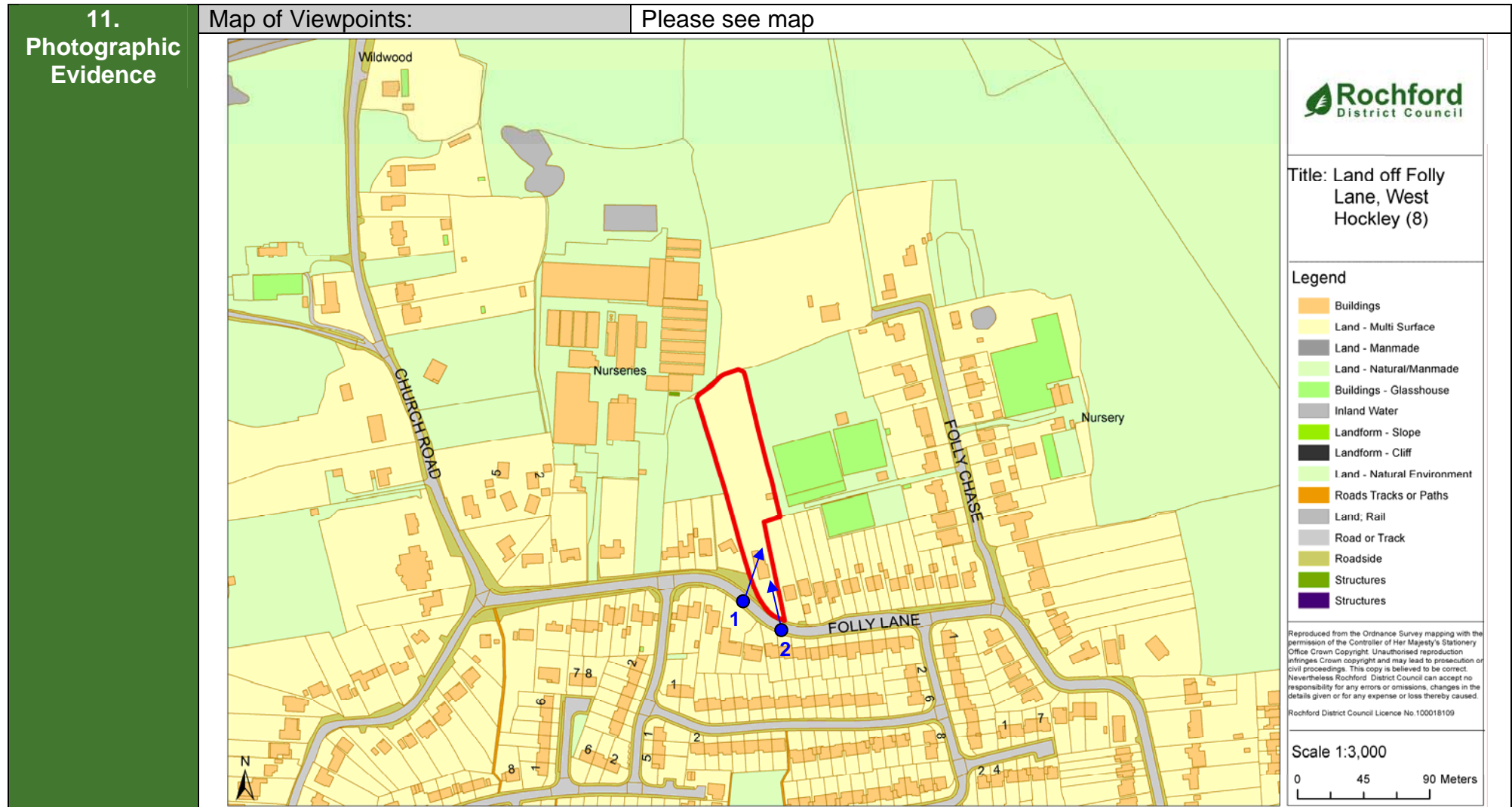
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
Site Sustainability Indicators	Rating	Commentary	
Is the site situated on high quality agricultural land? (1, 3, 7)	-		
Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.	
Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
9. Site Sustainability Issues – Visual Impact	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site is enclosed with trees and hedgerows along its northern, eastern, western and southern boundaries. The hedgerows are lower and sparser towards the south west corner of the site where there is access onto the site.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially	This site is situated between existing dwellings and extends northwards away from Folly Lane which ensures that there are limited views of the site from the public highway. There are also trees and hedgerows along the boundaries of the site which ensures that there are not open views of the site. Around the entrance to the site the vegetation is lower and sparser which enables some views of the site, however, generally there are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	0.2 hectares
		Estimated capacity for the site:	6 dwellings at 30 dwellings per hectare (not viable) 7 dwellings at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2

**12. Other
Issues and
Summary**

This site is an area of predominantly greenfield land with some previously developed land located to the north of Folly Lane to the west of Hockley. The southern part of this site is within the existing residential area along Folly Lane, and it is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. There is existing access onto the site from Folly Lane. It is not in immediate proximity to areas of ecological interest. However, this site is under the approximate minimum site threshold of 2.23 hectares.

The southern section of the site which encompasses a dwelling is within the existing residential area. The large garden area to the rear is within the Green Belt.

In general there are no onsite constraints.

There is a TPO point to the south east of the site along the southern boundary of the adjacent dwelling to the east.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This site is situated between existing dwellings and extends northwards away from Folly Lane which ensures that there are limited views of the site from the public highway. There are also trees and hedgerows along the boundaries of the site which ensures that there are not open views of the site. Around the entrance to the site the vegetation is lower and sparser which enables some views of the site, however, generally there are not open views across the site.

This site is bounded by residential development to the south east and south west, greenfield land to the west and north east, and nursery sites to the north and east. It is largely enclosed along its boundaries, however, it has the potential to project into the Green Belt which could impact on the defensibility of the Green Belt boundary in this location if allocated on its own. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.


This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate 7 dwellings at an estimated appropriate density of 35 dwellings per hectare (as 30 dwellings per hectare was not found to be viable for this site). However, this site is well related to the site to the west - Pond Chase Nursery, Folly Lane – (ref: 54). It is not well related to other sites within this general location.

If this site and the site to the west were allocated the site area would be over the approximate minimum site threshold of 2.23 hectares (and give a site size of 4.2 hectares). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 67 and 97 dwellings. This figure is above the dwelling requirement for 'West Hockley' as set out in the Rochford District Core Strategy.

Furthermore the need to reallocate land to the west of this site for residential development to ensure the robustness of the Green Belt boundary in this locality would also need to be considered.

Land to the north and east of Folly Chase, Hockley: Screened Sites Assessment Proformas (Forming part of Options WH1, WH3, and WH4, and Option ALT4)		
1. Site Information	'Call for Sites' Reference:	69; 179; 216
	Site Name:	Land to the north and east of Folly Chase
	Site Location:	Hockley
	Site Area (hectares):	9.47 hectares
	Restrictions to Developable Area:	Tree Preservation order (TPO) area. Ancient Woodland. Local Wildlife Site.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominately greenfield land and some previously developed land. Open agricultural land with a few trees on site. Dwelling, outbuilding and garden area to the western section of the site. Partial watercourse along the boundaries of the site. Wooded area to the northern section of the site. School playing field the south eastern section of the site. Increase in height of the land towards the north east corner of the site.
	Current Use:	Agricultural; residential; wooded area; playing field
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; school; Ancient Woodland; Local Wildlife Site
	Adjacent Land Use(s):	Residential, school, community centre, Green Belt/greenfield land; Green Belt/previously developed land
Aerial Photograph:	Please see map	

																									
<p>2. Constraints</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="383 911 2121 951" style="background-color: #e0f2f1;">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="383 951 1563 991">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1563 951 2121 991" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 991 1563 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1563 991 2121 1031" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1031 1563 1070">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1563 1031 2121 1070" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1070 1563 1110">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1563 1070 2121 1110" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="383 1110 2121 1150">Commentary:</td> </tr> <tr> <th colspan="2" data-bbox="383 1150 2121 1190" style="background-color: #e0f2f1;">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="383 1190 1563 1230">New Highways Access Required:</td> <td data-bbox="1563 1190 2121 1230" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1230 1563 1270">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1563 1230 2121 1270" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1270 1563 1310">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1563 1270 2121 1310" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1310 1563 1350">Significant Investment in walking/public transport required:</td> <td data-bbox="1563 1310 2121 1350" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1350 1563 1370">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1563 1350 2121 1370" style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input checked="" type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
Flood Risk																									
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																								
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>																								
Commentary:																									
Infrastructure Requirements																									
New Highways Access Required:	<input checked="" type="checkbox"/>																								
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>																								
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>																								
Significant Investment in walking/public transport required:	<input type="checkbox"/>																								
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: The south western section of the site is adjacent to Folly Chase and the south eastern section is adjacent to Chevening Gardens. New highways access onto the site would be required. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	High	Medium	This site is situated to the north and east of Folly Chase. It is bounded by community use to the north east, a railway line to the north, greenfield land to the east and north west, previously developed land to the west, residential development to the south west and south east, a Local Wildlife Site to the south, and a school to the south east. Whilst this site could promote the creation of a defensible Green Belt boundary, it is a significantly larger area than would be required to meet the infrastructure and dwelling requirements within the Rochford District Core Strategy; the SHLAA (2012) suggests that a portion of the site would be more appropriate.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Hockley. Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
	To assist in safeguarding the countryside from encroachment	High		This site is predominantly agricultural land with some previously developed land located to the north and east of Folly Chase to the west of Hockley.
	To preserve the setting and special character of historic towns	Medium		This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Its development would impact on the setting of Hockley.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium	High	This site is predominantly agricultural land with some previously developed land located to the north and east of Folly Chase to the west of Hockley.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the south west and south east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Medium	The nearest primary school is adjacent to the site to the south east. The nearest secondary school in Hockley is approximately 1.6km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hockley is approximately 2km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Main Road/Aldermans Hill. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Hockley train station is approximately 1.2km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-		This site is over the approximate minimum site threshold of 2.23 hectares.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is an area of woodland towards the northern boundary of the site which is a TPO area, Ancient Woodland and Local Wildlife Site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There are public footpaths running along the boundaries of the site; to the north, east, south east and west in particular.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes/No	The south western section of the site is adjacent to Folly Chase and the south eastern section is adjacent to Chevening Gardens. New highways access onto the site would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	Yes	The area of woodland towards the northern boundary of the site is Ancient Woodland and forms part of the Hockleyhall/Crabtree Woods complex, which is primarily located to the north of the railway line.
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	The area of woodland towards the northern boundary of the site is a Local Wildlife Site (R8. Hockleyhall/Crabtree Woods). The wooded area to the south of the site is also a Local Wildlife Site (R9. Folly Wood).
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	The area of woodland towards the northern boundary of the site is a TPO area and forms part of the Hockleyhall/Crabtree Woods complex, which is primarily located to the north of the railway line. The wooded area to the south of the site (Folly Wood) is also a TPO area.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

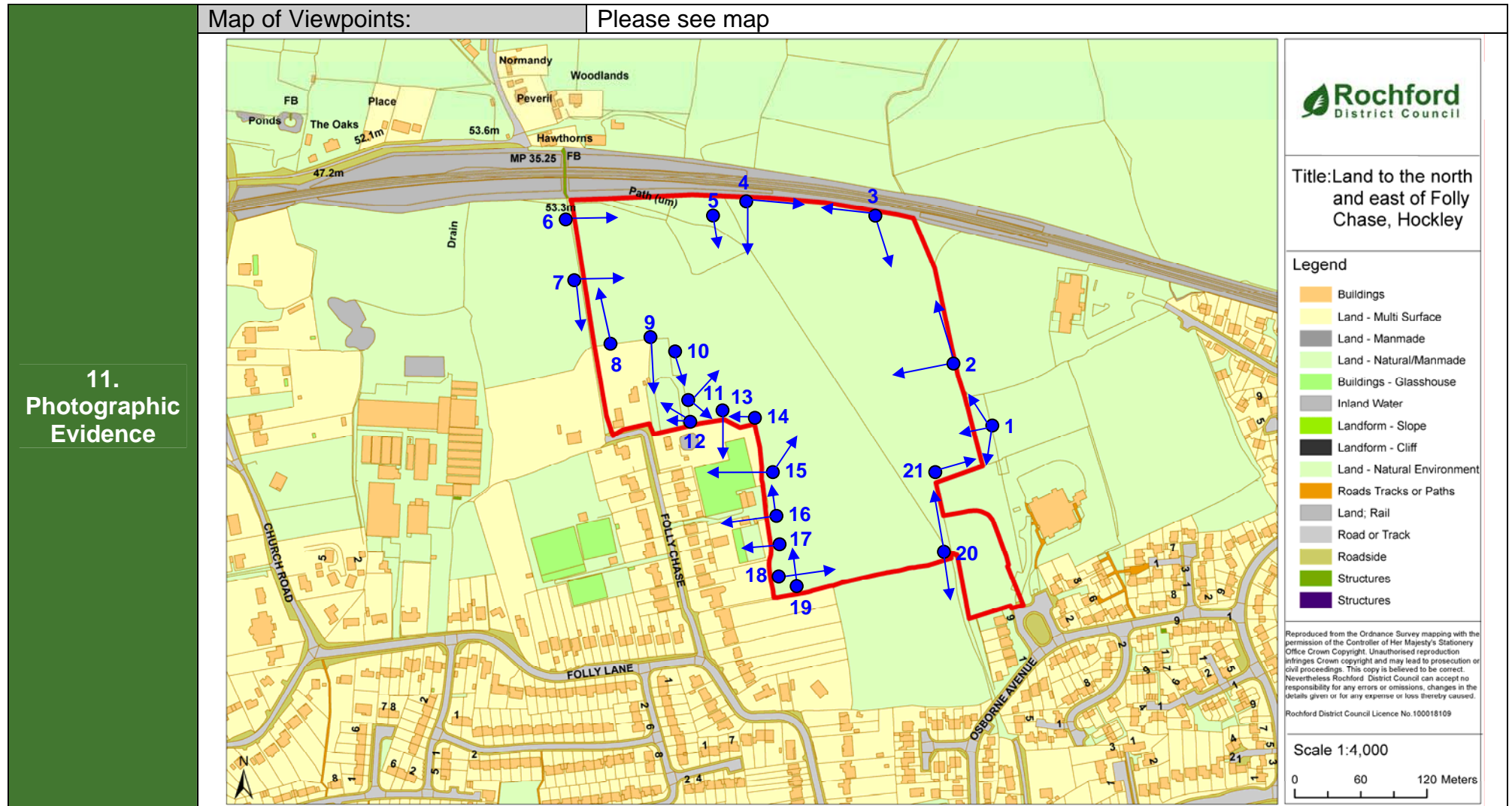
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	This area contains some previously developed land. Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No	A small part of the site is previously developed land.
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to small urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site is largely enclosed with trees and hedgerows along the northern, eastern, southern and western boundaries, although the vegetation is sparse in places for example along the northern boundary.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially/Obscured	The site extends northwards away from the public highway. The trees and hedgerows along the south eastern corner of the site enable limited views of the south eastern section of the site from Chevening Gardens. The site abuts residential development and previously developed land along its south western and western boundaries which does not enable views across the site from Folly Chase. However, there are open views across the site from the public footpaths running through and along the boundaries of the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	9.47 hectares (gross) 50% - 4.74 hectares (net) 75% - 7.10 hectares (net)
		Estimated capacity for the site:	142 - 213 dwellings at 30 dwellings per hectare





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking west)



Viewpoint 1 (Looking north)



Viewpoint 2 (Looking west)



Viewpoint 2 (Looking north)



Viewpoint 3 (Looking south)



Viewpoint 3 (Looking west)



Viewpoint 4 (Looking east)



Viewpoint 4 (Looking south)



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking east)



Viewpoint 7 (Looking south)



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11 (Looking north east)



Viewpoint 11 (Looking south east)



Viewpoint 12 (Looking west)



Viewpoint 12 (Looking north west)



Viewpoint 13 (Looking south)



Viewpoint 14



Viewpoint 15 (Looking west)



Viewpoint 15 (Looking north east)



Viewpoint 16 (Looking north)



Viewpoint 16 (Looking west)



Viewpoint 17



Viewpoint 18



Viewpoint 19



Viewpoint 20 (Looking north)



Viewpoint 20 (Looking south)



Viewpoint 21

12. Other Issues and Summary

This site is predominantly agricultural land with some previously developed land located to the north and east of Folly Chase to the west of Hockley. It is adjacent to the existing residential area which is designated to the south west and south east, and is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. The south western section of the site is adjacent to Folly Chase and the south eastern section is adjacent to Chevening Gardens, and new highways access onto the site would be required. There is an area of ecological importance on the site; including a Local Wildlife Site designation.

In terms of onsite constraints there is an area of woodland towards the northern boundary of the site which is a Tree Preservation Order (TPO) area, Ancient Woodland and Local Wildlife Site. The wooded area to the south of the site (Folly Wood) is also a TPO area and a Local Wildlife Site. There are public footpaths running along the boundaries of the site; to the north, east, south east and west in particular, which could be impacted with development.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to small urban extensions (>5 hectares) and new settlements. The site extends northwards away from the public highway. The trees and hedgerows along the south eastern corner of the site enable limited views of the south eastern section of the site from Chevening Gardens. The site abuts residential development and previously developed land along its south western and western boundaries which does not enable views across the site from Folly Chase. However, there are open views across the site from the public footpaths running through and along the boundaries of the site.


This site is bounded by community use to the north east, a railway line to the north, greenfield land to the east and north west, previously developed land to the west, residential development to the south west and south east, a Local Wildlife Site to the south, and a school to the south east. Whilst this site could promote the creation of a defensible Green Belt boundary, it is a significantly larger area than would be required to meet the infrastructure and dwelling requirements within the Rochford District Core Strategy; the SHLAA (2012) suggests that a portion of the site would be more appropriate.

This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site has the potential to accommodate between 142 and 213 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. The need to reallocate land to the west of this area (ref: EFC1) for residential development to ensure the robustness of the Green Belt boundary in this locality would also need to be considered.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land adjoining Marylands Avenue, Merryfields Ave, Brackendale Close and Plumberow Ave, Hockley: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	30
	Site Name:	Land adjoining Marylands Avenue, Merryfields Avenue, Brackendale Close and Plumberow Avenue
	Site Location:	Hockley
	Site Area (hectares):	1.24 hectares
	Restrictions to Developable Area:	Tree Preservation Order (TPO) area.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Wooded area and scrubland. Relatively flat. Watercourse along the western boundary of the site. Watercourse predominantly through the western section of the site, running north eastwards towards the central section.
	Current Use:	Wooded area and scrubland
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; Local Nature Reserve/public open space
	Aerial Photograph:	Please see map

		
<p>2. Constraints</p>	<p>Flood Risk</p>	
	<p>Zone 1: Low Probability (<0.1% probability of annual flooding)</p>	<input checked="" type="checkbox"/>
	<p>Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</p>	<input type="checkbox"/>
	<p>Zone 3a: High Probability (>1% probability of annual flooding)</p>	<input type="checkbox"/>
	<p>Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</p>	<input type="checkbox"/>
	<p>Commentary:</p>	
	<p>Infrastructure Requirements</p>	
	<p>New Highways Access Required:</p>	<input checked="" type="checkbox"/>
	<p>Significant Investment in Existing Foul Sewerage Required:</p>	<input type="checkbox"/>
	<p>Significant Investment in Gas/Water/Electricity Power Supplies:</p>	<input type="checkbox"/>
	<p>Significant Investment in walking/public transport required:</p>	<input type="checkbox"/>
	<p>Flood Risk Mitigation Measures Required:</p>	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: The western section of this site is adjacent to the northern end of Marylands Avenue. New highways access onto the site would be required. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium		This site is situated to the north of Marylands Avenue. It is bounded by residential development to the south and east, public open space to the north, and agricultural land to the west. This site would promote the creation of a defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low		This site is broadly commensurate with the general location to the west of Hockley. Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
	To assist in safeguarding the countryside from encroachment	Medium	Low	This site is greenfield land located to the north of Marylands Avenue, which is broadly commensurate with the general location to the west of Hockley.
	To preserve the setting and special character of historic towns	Medium		This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Its development would impact on the setting of Hockley.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is greenfield land located to the north of Marylands Avenue, which is broadly commensurate with the general location to the west of Hockley.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the south and east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 1.3km from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium		The nearest primary school is approximately 1km distance from the site. The nearest secondary school in Hockley is approximately 1.1km distance from the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor's surgery in Hockley is approximately 1.5km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	Medium	The site is situated in close proximity to a bus route which runs along Spa Road/Greensward Lane. The nearest bus stop is approximately 850m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	High	Hockley train station is less than 800m distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest local shops and services are approximately 850m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	No	This site is under the approximate minimum site threshold of 2.23 hectares. It is not well related to other sites within the general location of 'West Hockley'.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	This site is situated within a TPO area, and the public open space to the north of the site is a Local Nature Reserve.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes/No	There is a footpath along the western boundary of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	No	The western section of this site is adjacent to the northern end of Marylands Avenue. New highways access onto the site would be required.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	Yes	An area approximately 65 metres to the south west of the site is Ancient Woodland (Marylands Wood).
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	Yes	The area to the north of the site is a Local Nature Reserve (Marylands Nature Reserve).
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	An area approximately 65 metres to the south west of the site is a Local Wildlife Site (R14. Marylands Wood).
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	This site is situated within a TPO area. There is also a TPO area approximately 65 metres to the south west of the site (Marylands Woods).
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

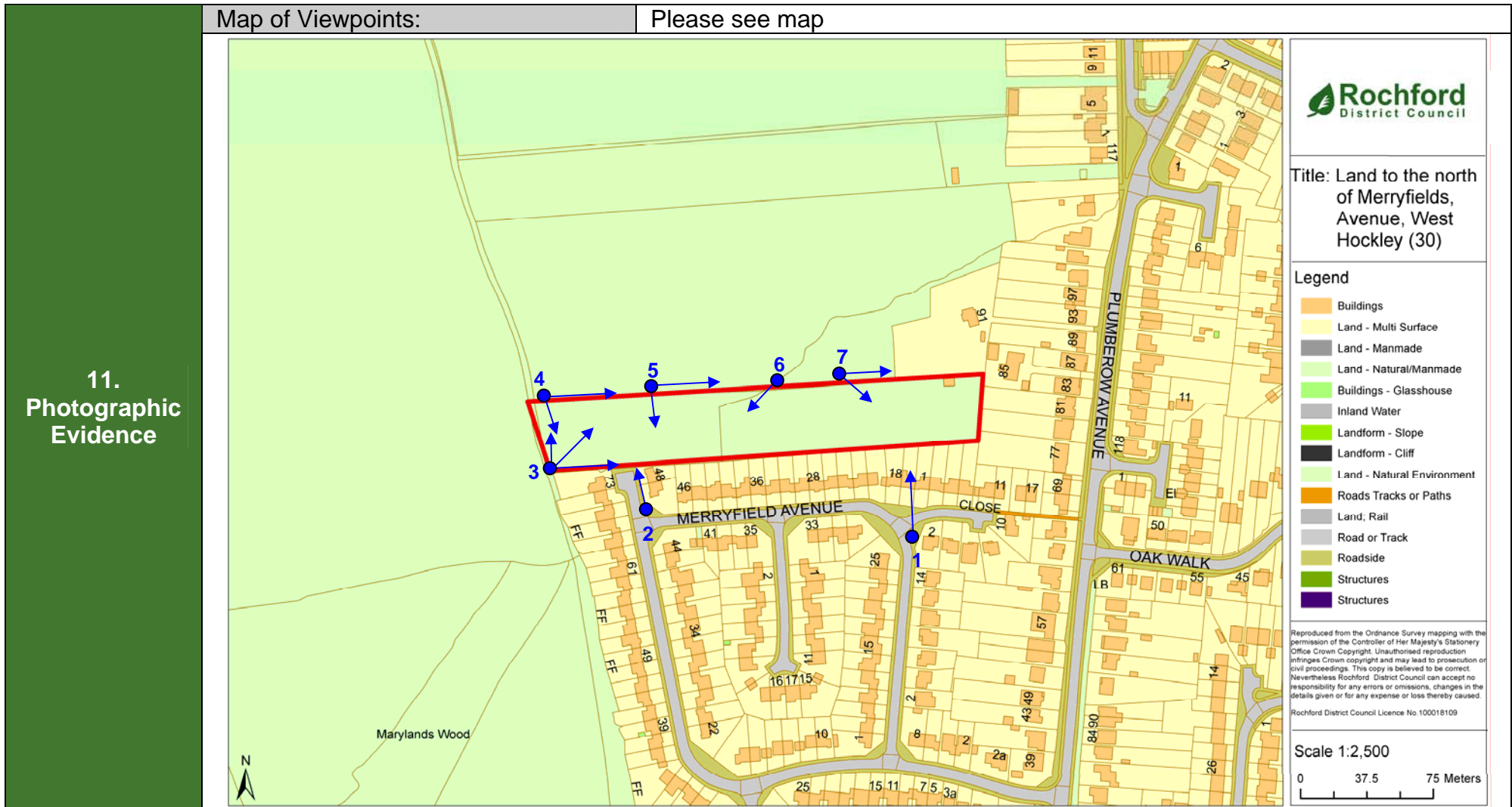
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	However, the Upper Crouch Special Landscape Area is situated in proximity to the site to the north west.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	No	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	This site is quite a densely wooded area, particularly towards the western section of the site. However, it is enclosed with wooden fencing along the southern boundary of the site. Although there are some trees along its boundaries, it is predominantly enclosed with transparent metal fencing along the western and northern boundaries of the site, in particular separating it from the area of public open space to the north.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The site is situated to the rear of existing dwellings along Merryfield Avenue, Marylands Avenue, Brackendale Close and Plumberow Avenue and there is fencing at the end of Marylands Avenue which ensures that there are limited views of the site from the public highway. The site is visible from the public footpath to the west and from the area of public open space to the north. The transparent metal fencing along the northern and western boundaries enables some views of the site, however, the relatively dense vegetation both onsite and in the adjacent area of public open space generally does not enable open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	1.24 hectares (gross) 75% - 0.93 hectares (net) 90% - 1.12 hectares (net)
		Estimated capacity for the site:	28-34 dwellings at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking east/north east)



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking east)



Viewpoint 4 (Looking south)



Viewpoint 4 (Looking east)



Viewpoint 5 (Looking south)



Viewpoint 5 (Looking east)



Viewpoint 6



Viewpoint 7 (Looking south east)



Viewpoint 7 (Looking east)

**12. Other
Issues and
Summary**

This site is an area of greenfield land located to the north of Merryfield Avenue, Marylands Avenue, Brackendale Close and Plumberow Avenue, which is broadly commensurate with the general location to the west of Hockley. It is adjacent to the existing residential area which is designated to the south and east, and is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. The western section of this site is adjacent to the northern end of Marylands Avenue, and new highways access onto the site would be required. This site is in proximity to a local nature reserve, local wildlife site and an area of Ancient Woodland. It is under the approximate minimum site threshold of 2.23 hectares.

This site is also situated within a Tree Preservation Order (TPO) area. There is a footpath along the western boundary of the site, which could be impacted with development of this site.


This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The site is situated to the rear of existing dwellings along Merryfield Avenue, Marylands Avenue, Brackendale Close and Plumberow Avenue and there is fencing at the end of Marylands Avenue which ensures that there are limited views of the site from the public highway. The site is visible from the public footpath to the west and from the area of public open space to the north. The transparent metal fencing along the northern and western boundaries enables some views of the site, however, the relatively dense vegetation both onsite and in the adjacent area of public open space generally does not enable open views across the site.

This site is bounded by residential development to the south and east, public open space to the north, and agricultural land to the west. It would promote the creation of a defensible Green Belt boundary.

This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for the general location of 'West Hockley'. The SHLAA (2012) indicates that this site has the potential to accommodate between 28 and 34 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. However, this site is not well related to other sites within the general location of 'West Hockley'.

Land to the east of Pond Chase Nurseries, Folly Lane, Hockley: Potential Additional Land to be Reallocated (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	Reference:	EPCN1
	Site Name:	Land to the east of Pond Chase Nurseries
	Site Location:	Folly Lane, Hockley
	Site Area (hectares):	0.2 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Wooded and grassland area.
	Current Use:	Greenfield land
	Proposed Use:	Residential - If part of the Pond Chase Nurseries site (ref: 54) and the site to the north of Folly Lane (ref: 8), for example, are considered to be an appropriate and sustainable location for residential development within West Hockley, then the area between these two sites (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/previously developed land; residential; Green Belt/greenfield land
Aerial Photograph:	Please see map	

																									
2. Constraints	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="389 916 2098 948" style="background-color: #e0f2f1;">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="389 948 1581 991">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1581 948 2098 991" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 991 1581 1029">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1581 991 2098 1029" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1029 1581 1067">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1581 1029 2098 1067" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1067 1581 1106">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1581 1067 2098 1106" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="389 1106 2098 1144">Commentary:</td> </tr> <tr> <th colspan="2" data-bbox="389 1144 2098 1182" style="background-color: #e0f2f1;">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="389 1182 1581 1220">New Highways Access Required:</td> <td data-bbox="1581 1182 2098 1220" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1220 1581 1259">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1581 1220 2098 1259" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1259 1581 1297">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1581 1259 2098 1297" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1297 1581 1335">Significant Investment in walking/public transport required:</td> <td data-bbox="1581 1297 2098 1335" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1335 1581 1374">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1581 1335 2098 1374" style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input checked="" type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
Flood Risk																									
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																								
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>																								
Commentary:																									
Infrastructure Requirements																									
New Highways Access Required:	<input checked="" type="checkbox"/>																								
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>																								
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>																								
Significant Investment in walking/public transport required:	<input type="checkbox"/>																								
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site is not adjacent to the highway network; new access onto the site may be required. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the north of Folly Lane to the east of Pond Chase Nurseries. It is bounded by gardens areas to the south, previously developed land to the north and west and hedgerows to the east, which may facilitate the creation of a defensible Green Belt boundary. However, as set out above, if part of the Pond Chase Nurseries site (ref: 54) and the site to the north of Folly Lane (ref: 8), for example, are considered to be an appropriate and sustainable location for residential development within West Hockley, then the area between these two sites (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Hockley. Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
	To assist in safeguarding the countryside from encroachment	Medium	Low	This site is greenfield land located to the north of Folly Lane to the east of Pond Chase Nurseries to the west of Hockley.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Its development would not impact on the setting of Hockley.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium	This site is greenfield land located to the north of Folly Lane to the east of Pond Chase Nurseries to the west of Hockley.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is adjacent to the existing residential area which is designated to the south.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 1.3km from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	The nearest primary school is approximately 1km distance from the site. The nearest secondary school in Hockley is approximately 2.2km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor's surgery in Hockley is approximately 1.3km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along High Road/Aldermans Hill. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	Hockley train station is approximately 1.7km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest local shops and services are approximately 1.1km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	If part of the Pond Chase Nurseries site (ref: 54) and the site to the north of Folly Lane (ref: 8), for example, are considered to be an appropriate and sustainable location for residential development within West Hockley, then the area between these two sites (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	No	This site is not adjacent to the highway network; new access onto the site may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	Although not in immediate proximity to a TPO, there is a TPO point approximately 95m to the south east of the site.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
Is the site in proximity to a Listed Building? (11)	No	
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

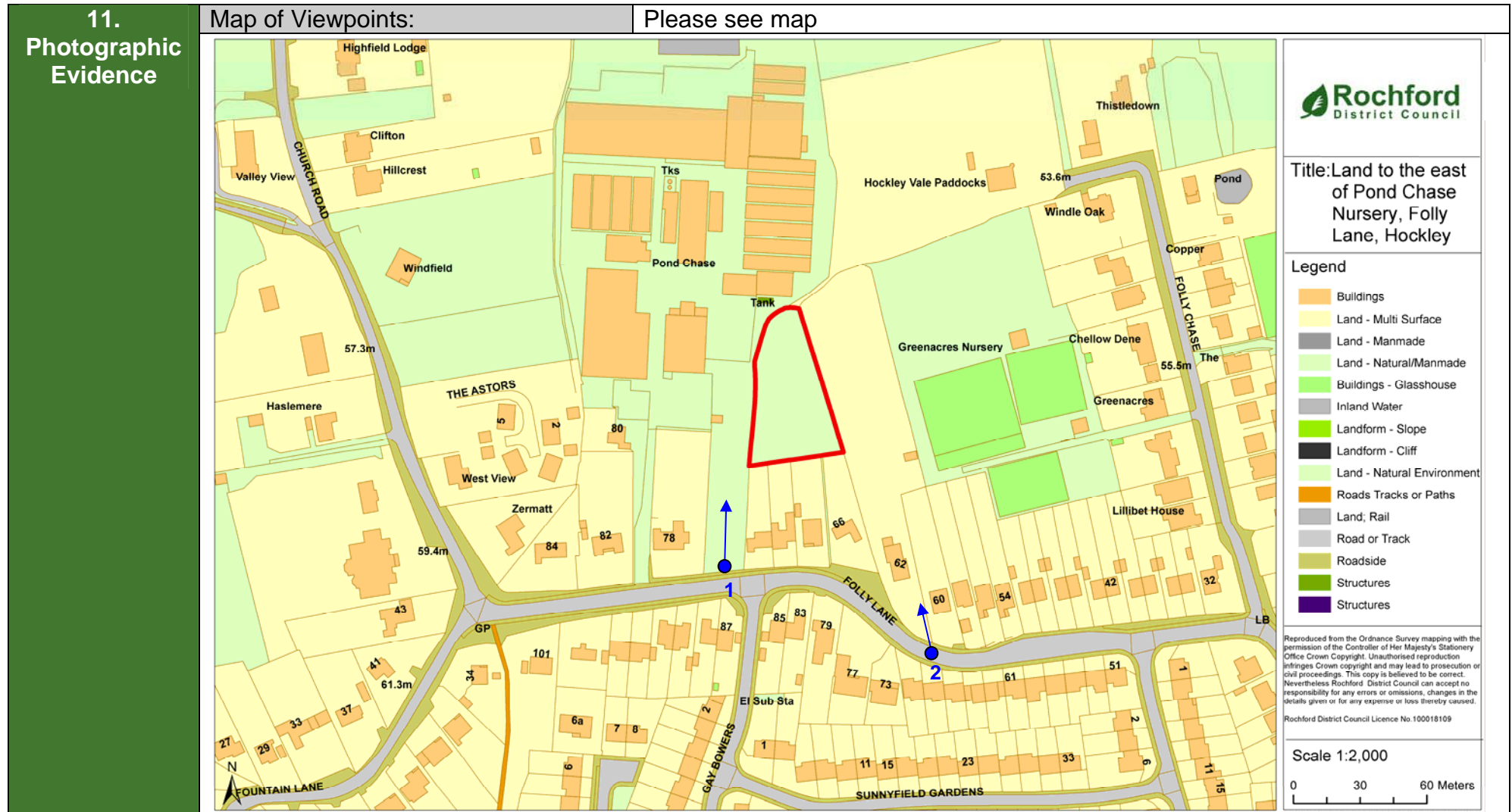
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes/No	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site abuts the Pond Chase Nurseries site to the north and west and garden areas to the south and east. There are trees and hedgerows primarily along the northern, eastern and western boundaries and partially along the southern boundary.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	Being situated to the rear of residential dwellings along Folly Lane, this site is not visible from the public highway and is quite densely vegetated.

10. Potential Capacity	Residential Use Potential Site Capacity	As set out above, if part of the Pond Chase Nurseries site (ref: 54) and the site to the north of Folly Lane (ref: 8), for example, are considered to be an appropriate and sustainable location for residential development within West Hockley, then the area between these two sites (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, if this site were considered appropriate for residential use, it could potentially accommodate the following number of dwellings:	
		Estimated appropriate density for area:	30 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'West Hockley' from the SHLAA, 2012)
		Net development site area (in hectares):	0.2 hectares
		Estimated capacity for the site:	6 dwellings at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2

12. Other
Issues and
Summary

This site is an area of greenfield land located to the north of Folly Lane to the east of Pond Chase Nurseries to the west of Hockley. It is adjacent to the existing residential area which is designated to the south, and is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. This site is not adjacent to the highway network; new access onto the site may be required. It is not in immediate proximity to areas of ecological importance.


This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. Being situated to the rear of residential dwellings along Folly Lane, this site is not visible from the public highway and is quite densely vegetated.

This site is bounded by gardens areas to the south, previously developed land to the north and west and hedgerows to the east, which may facilitate the creation of a defensible Green Belt boundary. However, as set out above, if part of the Pond Chase Nurseries site (ref: 54) and the site to the north of Folly Lane (ref: 8), for example, are considered to be an appropriate and sustainable location for residential development within West Hockley, then the area between these two sites (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.

This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, based on the calculations within the SHLAA (2012), this site has the potential to accommodate 6 dwellings at an estimated appropriate density of 30 dwellings per hectare.

Land to the east of Folly Chase, Hockley: Potential Additional Land to be Reallocated (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	Reference:	EFC1
	Site Name:	Land to the east of Folly Chase
	Site Location:	Hockley
	Site Area (hectares):	0.9 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Previously developed land and greenfield land. Buildings, structures and hardstanding on site. Site includes some garden areas. Pond on site. Relatively flat. Watercourse along the northern and western boundaries of the site.
	Current Use:	Nursery and garden areas
	Proposed Use:	Residential - If part of the site to the north and east of Folly Chase (ref 69; 216), for example an area to the north of Chevening Gardens, is considered to be an appropriate and sustainable location for residential development within West Hockley, then the area to the west (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; Green Belt/greenfield land
Aerial Photograph:	Please see map	

	
2. Constraints	Flood Risk
	Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/>
	Commentary:
	Infrastructure Requirements
	New Highways Access Required: <input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: There is existing access onto the site from Folly Chase. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the east of Folly Chase. It is bounded by hedgerows to the north and east and residential development and greenfield land to the south and west. It may have the potential to create a strong and defensible Green Belt boundary. However, as set out above, if part of the site to the north and east of Folly Chase (ref: 69; 216), for example an area to the north of Chevening Gardens, is considered to be an appropriate and sustainable location for residential development within West Hockley, then the area to the west (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Hockley. Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
	To assist in safeguarding the countryside from encroachment	Medium	Low	This site is previously developed land and greenfield land located to the east of Folly Chase to the west of Hockley.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Its development would not impact on the setting of Hockley.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium	Low	This site is previously developed land and greenfield land located to the east of Folly Chase to the west of Hockley.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is adjacent to the existing residential area which is designated to the south and south west.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 1.3km from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	The nearest primary school is approximately 1km distance from the site. The nearest secondary school in Hockley is approximately 2.2km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor’s surgery in Hockley is approximately 1.3km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along High Road/Aldermans Hill. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	Hockley train station is approximately 1.7km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest local shops and services are approximately 1.1km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	If part of the site to the north and east of Folly Chase, for example an area to the north of Chevening Gardens, is considered to be an appropriate and sustainable location for residential development within West Hockley, then the area to the west (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
Is the site well related to the highway network? (1, 2, 8, 9)	Yes/No	There is existing access onto the site from Folly Chase.	
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	Yes/No	The site is approximately 140m from an area of Ancient Woodland to the north.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	There is a Local Wildlife Site (R9. Folly Wood) approximately 60m distance to the south east and another site (R8. Hockleyhall/Crabtree Woods) approximately 140m to the north.
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are several TPO points along Folly Chase to the west of the site. There is also a TPO area approximately 60m distance to the south east and another site approximately 140m to the north.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
Is the site in proximity to a Listed Building? (11)	No	
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

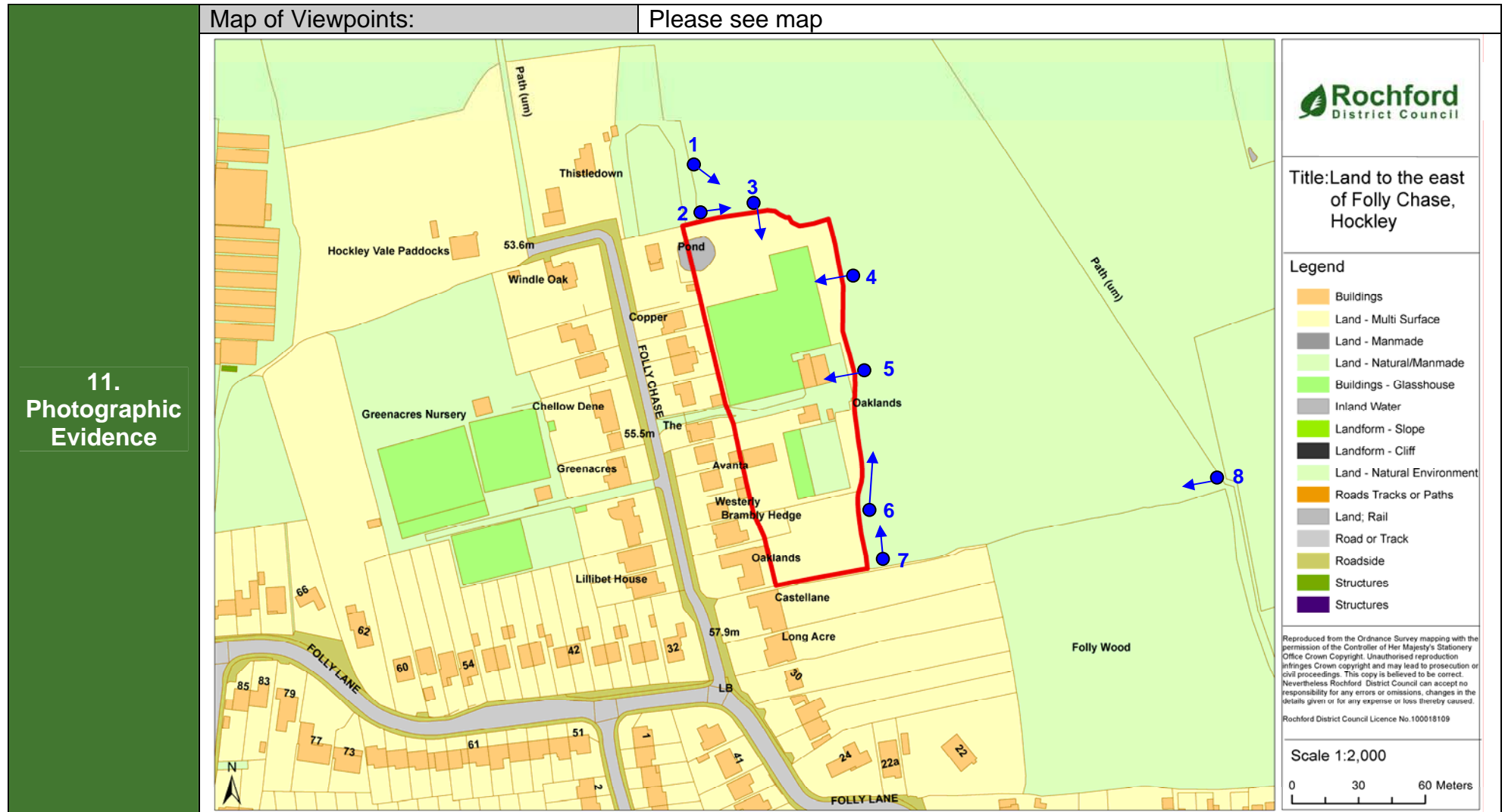
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	Part of the site is previously developed land.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes		

¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the northern and eastern boundaries of the site. However, as the site includes some garden areas and abuts residential development, the site is not so well enclosed with natural features along its western boundary. The site is enclosed within trees and hedgerows along its southern boundary.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The enclosure of the site with trees and hedgerows ensures that there are not views of the site from the public footpath to the south east. However, where the vegetation is sparse in places there are some views of the site, although the buildings and structures on site do not enable open views across it. The site is predominately enclosed by dwellings along its western boundary, although there is also an existing access point along this boundary. Generally there are not open views across the site.

10. Potential Capacity	Residential Use Potential Site Capacity	As set out above, if part of the site to the north and east of Folly Chase (ref: 69; 216), for example an area to the north of Chevening Gardens, is considered to be an appropriate and sustainable location for residential development within West Hockley, then the area to the west (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, if this site were considered appropriate for residential use, it could potentially accommodate the following number of dwellings:	
		Estimated appropriate density for area:	30 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'West Hockley' from the SHLAA, 2012)
		Net development site area (in hectares):	0.9 hectares 75% - 0.68 hectares 90% - 0.81 hectares
		Estimated capacity for the site:	21-25 dwellings at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8

12. Other Issues and Summary

This site is an area of previously developed land and greenfield land located to the east of Folly Chase to the west of Hockley. This site is adjacent to the existing residential area which is designated to the south and south west and is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. There is existing access onto the site from Folly Chase. This site is not in immediate proximity to areas of ecological interest, however, there are sites including Local Wildlife Sites between 60m and 140m distance from the site.

Generally there are no onsite constraints.

There are several TPO points along Folly Chase to the west of the site. There is also a TPO area approximately 60m distance to the south east and another site approximately 140m to the north.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The enclosure of the site with trees and hedgerows ensures that there are not views of the site from the public footpath to the south east. However, where the vegetation is sparse in places there are some views of the site, although the buildings and structures on site do not enable open views across it. The site is predominately enclosed by dwellings along its western boundary, although there is also an existing access point along this boundary. Generally there are not open views across the site.

This site is bounded by hedgerows to the north and east and residential development and greenfield land to the south and west. It may have the potential to create a strong and defensible Green Belt boundary. However, if part of the site to the north and east of Folly Chase (ref: 69; 216), for example an area to the north of Chevening Gardens, is considered to be an appropriate and sustainable location for residential development within West Hockley, then the area to the west (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.

This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 21 and 25 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

Land to the east of Church Road, Hockley: Forming part of Option WH5 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	'Call for Sites' Reference:	WH5
	Site Name:	Land to the east of Church Road
	Site Location:	Hockley
	Site Area (hectares):	Approximately 0.5 hectares
	Restrictions to Developable Area:	Tree Preservation Order (TPO) area and TPO points.
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Previously developed land and greenfield land. Residential dwelling and garden area.
	Current Use:	Residential
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/previously developed land; Green Belt/greenfield land
	Aerial Photograph:	Please see map



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site is adjacent to Church Road and there is existing access onto the site. Some investment in the existing sewerage network may be required. Investment in walking (as there is no public footpath along Church Road) and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the east of Church Road. It is bounded by residential development (although not allocated as such) to the north, a nursery site to the east, Church Road to the west and greenfield land to the south. If this site were allocated on its own it would create an isolated area of allocated land in the Green Belt which would undermine the defensibility of the Green Belt boundary in this location.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Hockley. The Hockley is situated to the south and east, and Rayleigh and Hullbridge are situated further to the west and north west respectively. This site would not encourage coalescence between Hockley, Rayleigh and Hullbridge.
	To assist in safeguarding the countryside from encroachment	Medium		This site is previously developed land and greenfield land located to the east of Church Road to the west of Hockley.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. Despite the relatively rural nature of Church Road, the development of this site would not impact on the setting of Hockley.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium	High	This site is previously developed land and greenfield land located to the east of Church Road to the west of Hockley.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is within 800m distance of the existing residential area which is designated to the south.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 1.6km from Hockley town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 1.2km distance from the site. The nearest secondary school in Hockley is approximately 2.5km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hockley is approximately 1.6km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along High Road/ Aldermans Hill. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Hockley train station is approximately 2km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services are approximately 1.4km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes		This site is under the approximate minimum site threshold of 2.23 hectares. Within 'West Hockley' it is well related to the site to the east - Pond Chase Nursery, Folly Lane (ref: 54) - and south - Land at Westview, Church Road (ref: 38). It is not well related to other sites within this general location.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is a large TPO area to the east of the residential dwelling (approximately 0.27 hectares), and a smaller TPO area on the southern boundary of the site. There are also several TPO points primarily along the western boundary of the site fronting Church Road, but also scattered throughout the site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Church Road and there is existing access onto the site.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a large TPO area to the east of the residential dwelling (approximately 0.27 hectares), and a smaller TPO area on the southern boundary of the site. There are also several TPO points primarily along the western boundary of the site fronting Church Road, but also scattered throughout the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

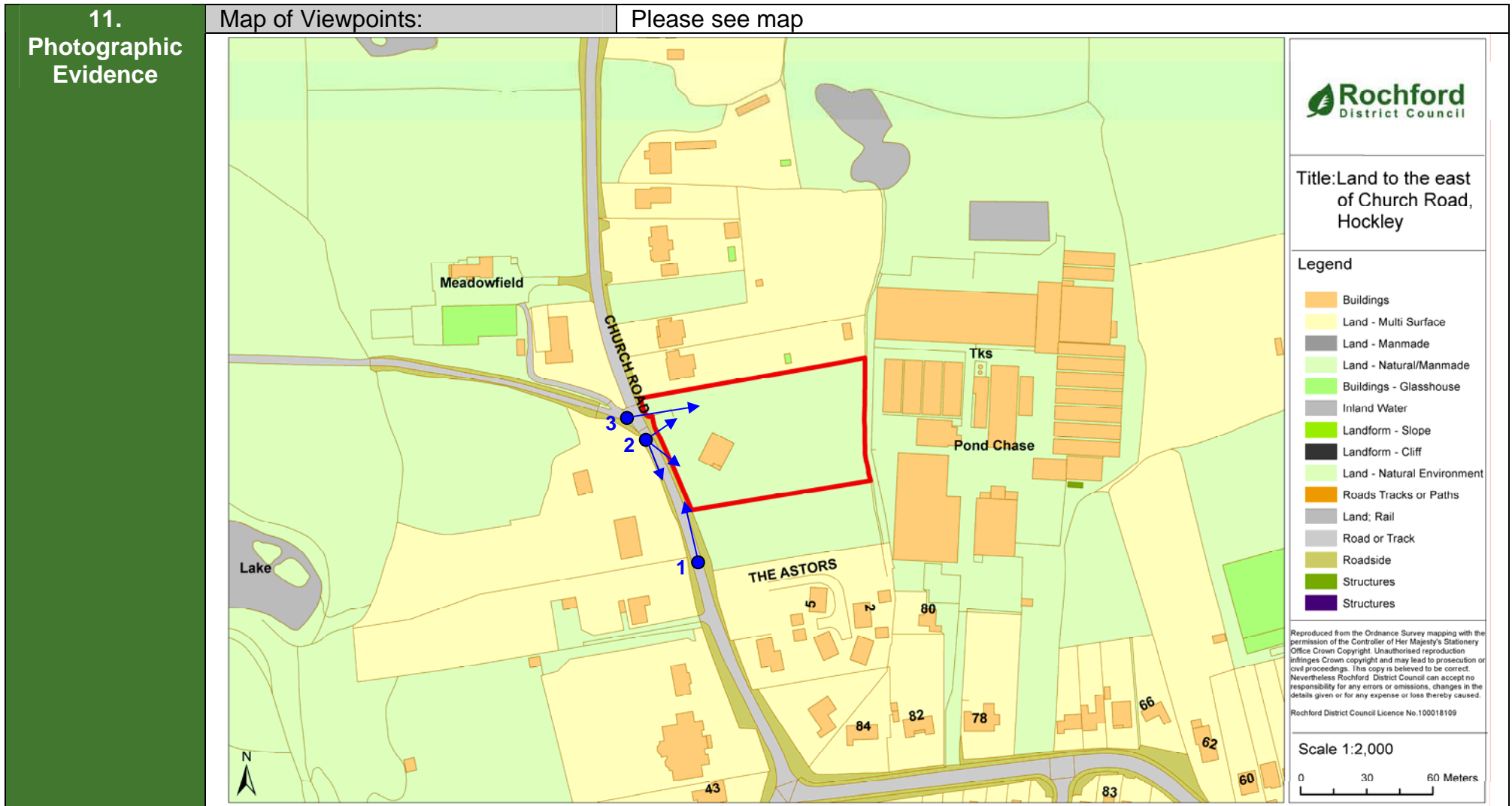
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	Part of the site is previously developed land.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes/No	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 33. The historic landscape, buildings and below ground deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There is a hedgerow along the northern boundary of the site, and there are trees along the southern boundary which provides some enclosure. The eastern section of the site is a wooded area. There are some trees along the western boundary of the site which provides limited enclosure of the site where it fronts Church Road. The site is partially enclosed with natural features.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully/Partially	The trees and hedgerows along the northern and southern boundaries of the site provide some screening the site from the northern and southern approach along Church Road. The lack of enclosure of the site along its western boundary enables some open views of the site from Church Road. The residential dwelling and wooded area to the rear (to the eastern section of the site) however, does not enable open views across the entire site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'West Hockley' from the SHLAA, 2012)
		Net development site area (in hectares):	0.5 hectares
		Estimated capacity for the site:	15 dwellings at 30 dwellings per hectare





Viewpoint 1




Viewpoint 2 (Looking south east)



Viewpoint 2 (Looking south)



Viewpoint 2 (Looking north east)

	
	<p>Viewpoint 3</p>
<p>12. Other Issues and Summary</p>	<p>This site is an area of previously developed land and greenfield land located to the east of Church Road to the west of Hockley. Although this site is not adjacent to the existing residential area, it is in proximity to an area which is designated to the south. This site is well related to local services and facilities within Hockley such as healthcare facilities, shops and open space. There is existing access onto the site from Church Road. It is not in immediate proximity to areas of ecological interest, however, as part of the site is wooded there is potential that it has ecological value. This site is under the approximate minimum site threshold of 2.23 hectares.</p> <p>In terms of onsite constraints, there is a large TPO area to the east of the residential dwelling (approximately 0.27 hectares), and a smaller TPO area on the southern boundary of the site. There are also several TPO points primarily along the western boundary of the site fronting Church Road, but also scattered throughout the site.</p>

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The trees and hedgerows along the northern and southern boundaries of the site provide some screening the site from the northern and southern approach along Church Road. The lack of enclosure of the site along its western boundary enables some open views of the site from Church Road. The residential dwelling and wooded area to the rear (to the eastern section of the site) however, does not enable open views across the entire site.

This site is bounded by residential development (although not allocated as such) to the north, a nursery site to the east, Church Road to the west and greenfield land to the south. If this site were allocated on its own it would create an isolated area of allocated land in the Green Belt which would undermine the defensibility of the Green Belt boundary in this location.

This site is not situated in proximity to Rochford or Rayleigh Conservation Areas. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. Based on the calculations within the SHLAA (2012) this site has the potential to accommodate 15 dwellings at an estimated appropriate density of 30 dwellings per hectare. However, this site is well related to the site to the east – Pond Chase Nursery, Folly Lane (ref: 54) – and south – Land at Westview, Church Road (ref: 38). Together these three sites form Option WH5 in the Allocations DPD: Discussion and Consultation Document. It is not well related to other sites within this general location.

If this site and the site to the east (ref: 54) were allocated the site area would be over the approximate minimum site threshold of 2.23 hectares (and give a site size of 4.5 hectares). However, if these sites were allocated, this would create an unallocated area to the east of Church Road - Land at Westview (ref: 38). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 81 and 111 dwellings. This figure is above the dwelling requirement for 'West Hockley' as set out in the Rochford District Core Strategy.

The updated Sustainability Appraisal notes that:

“Options WH2 and WH5 have greater sustainability credentials than the other options given that they seek to utilise existing previously developed land and have existing links to the highways network. Option WH5, however, also encompasses greenfield land to the west of the previously developed land which has the potential to provide an additional access point to the site along Church Road. Whilst this option would ensure greater accessibility and would enable lower density development in this location, it would not promote an efficient and effective use of land in accordance with national planning guidance.” (paragraph 6.19; page 35)

6 South Hawkwell

6.1 The Rochford District Core Strategy sets out the following requirements for South Hawkwell:

- 175 dwellings
- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Sustainable drainage systems
- Play space
- Link to cycle network
- Local highway improvements

6.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of 30 per hectare has been suggested as being appropriate for the sites within South Hawkwell. The gross approximate site size has also been calculated for 50% and 75% developable areas.

175 dwellings/30dph = **5.83** hectares (net)

5.83 hectares is 50% of **11.66** hectares (gross)

5.83 hectares is 75% of **7.77** hectares (gross)

6.3 For approximately 175 dwellings, a minimum site size of 7.77 hectares would be required.

6.4 This general location also includes an area of previously developed land which is not within the Green Belt. This site (ref: TRIE1) was identified within the Replacement Local Plan 2006 and is included within the SHLAA (2012) for residential development. All of the sites have been assessed using the same methodology.

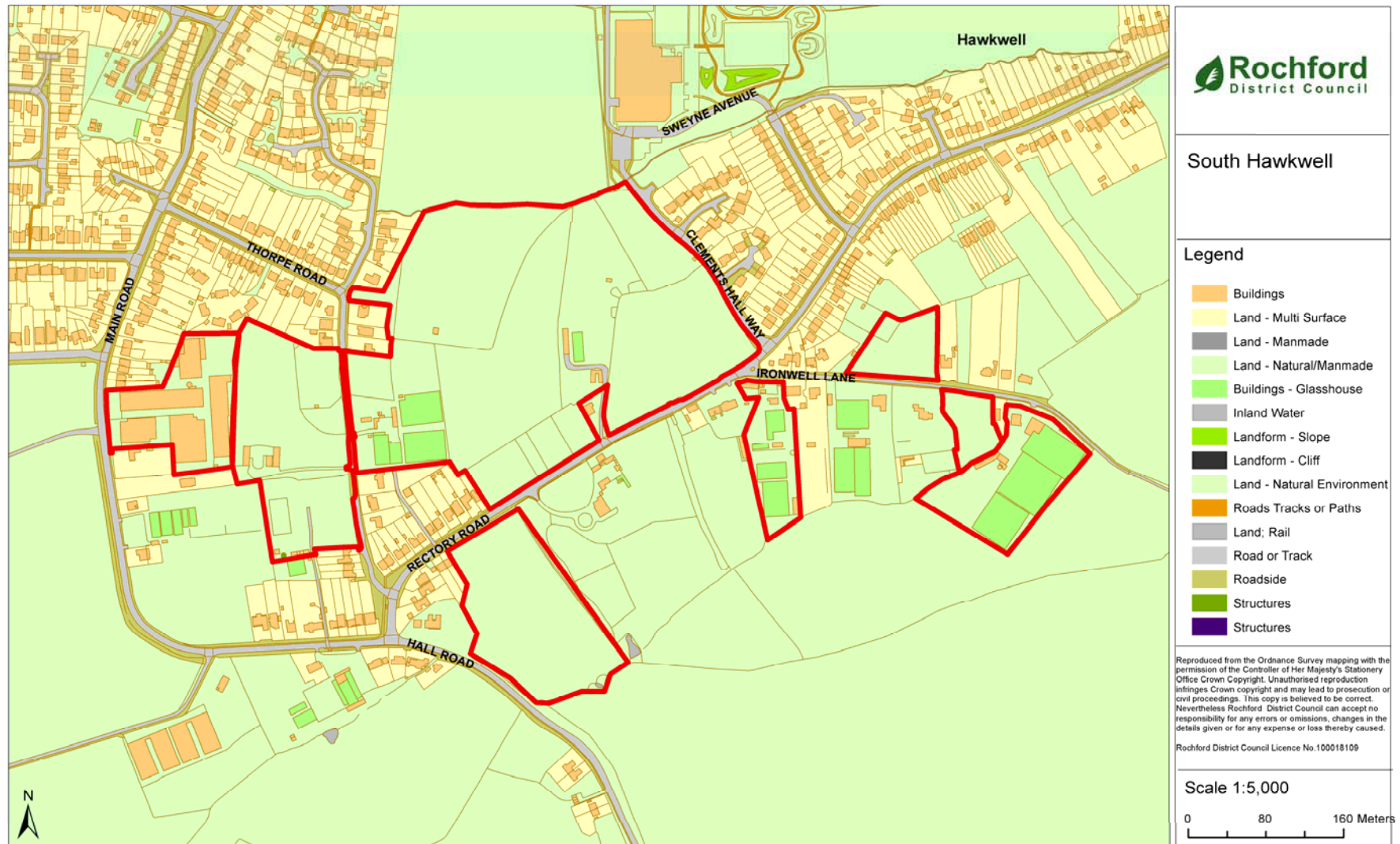



Figure 4 – Sites assessed within the general location of South Hawkwell

Land off Thorpe Road, Hawkwell: Screened Sites Assessment Proforma (Forming part of Options SH1-4)		
1. Site Information	'Call for Sites' Reference:	13; 164
	Site Name:	Land off Thorpe Road
	Site Location:	Hawkwell
	Site Area (hectares):	11.2 hectares (It is noted that an outline planning application ref: 11/00259/FUL proposed a site area of 11.6 hectares and included two dwellings)
	Restrictions to Developable Area:	Area at risk of flooding (flood zone 2 and 3). Woodland Tree preservation Order (TPO) area and TPO points. High pressure gas pipe line with easement.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Two parts to the site located to the east and west of an unmade section of Thorpe Road. Relatively flat. Wooded area to the central part of the site to the east of Thorpe Road. Tree nursery and open land in use for grazing to the eastern section of the site. Paddocks to the southern section. Horticultural nursery and open land to the western and central section of the site. Open land, tennis court and a group of buildings in use for business/industrial purposes to the west of Thorpe Road. Watercourse along the southern and northern boundaries. Pond along the northern boundary. (It is noted that the planning application ref: 11/00259/FUL also includes the unmade section of Thorpe Road, and two dwellings; No. 352 Rectory Road and No.31 Thorpe Road).
	Current Use:	Horticulture
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
Adjacent Land Use(s):	Leisure centre; public open space; residential; Green Belt/greenfield land; employment	

	Aerial Photograph:	Please see map
		
2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
<p>Commentary: There is an area at risk of flooding towards the north east corner of the site. Approximately 0.43 hectares of the site lies within flood zone 2 and approximately 0.09 hectares lies within flood zone 3. There is also an area of flood zone 2 and 3 along the northern boundary of the site (following the watercourse).</p>		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

		Infrastructure Requirements		
		New Highways Access Required:	<input checked="" type="checkbox"/>	
		Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	
		Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	
		Significant Investment in walking/public transport required:	<input type="checkbox"/>	
		Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	
		Commentary: This site is adjacent to Thorpe Road, Rectory Road and Clements Hall Way. Whilst this site has existing access points onto the site due to existing uses, new highways access would be required. Some investment in the existing sewerage network would be required. Some investment in walking and public transport would be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the east and west of Thorpe Road to the south of Hawkwell. It is generally bounded by Rectory Road and residential development (although not allocated as such) to the south, designated residential development to the east, Thorpe Road industrial estate, designated residential development and greenfield land to the west, and public open space to the north. This site is well enclosed and would ensure the creation of a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Medium	Low	This site is located to the south of Hawkwell. It is situated between the existing residential area of Hawkwell to the north east and north west.
	To assist in safeguarding the countryside from encroachment	High		This site is greenfield land located to the east and west of Thorpe Road to the south of Hawkwell.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. It's development would not undermine the setting of Hawkwell.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is greenfield land located to the east and west of Thorpe Road to the south of Hawkwell.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is adjacent to the existing residential area which is designated to the north west and east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High Medium	This site is approximately 800m distance from the centre of Hawkwell (along Main Road). The nearest town is Hockley which is approximately 1.7km distance from the site.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	The nearest primary school in Hawkwell is approximately 1.8km distance from the site. The nearest secondary school in Hockley is approximately 2.2km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Hawkwell is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Rectory Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	The nearest train station to the site is in Hockley which is approximately 1.8km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services in Hawkwell are situated on Main Road. These are approximately 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is adjacent to an area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 7.77 hectares.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is a woodland TPO area which is located to the central area of the site. There are also several TPO points along the southern boundary of the site and a TPO point to the north west corner of the site to the east of Thorpe Close. A section of the site to the north east corner is within an area at risk of flooding. There is also a high pressure gas pipe line with easement.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes/No	There is a public right of way along the northern boundary of the site. There is also an area of public open space (Spencer's Park) to the north of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Thorpe Road, Rectory Road and Clements Hall Way. Whilst this site has existing access points onto the site due to existing uses, new highways access would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	Yes/No	This site is not adjacent to an area of Ancient Woodland, however, there is an area (Potash Wood) to the south of Hall Road which is approximately 280m distance from the site.
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes/No	This site is not adjacent to a Local Wildlife Site, however, there is an area (R22. Potash Wood) to the south of Hall Road which is approximately 280m distance from the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a woodland TPO area which is located to the central area of the site which extends across approximately 3.6 hectares of the site. There are also several TPO points along the southern boundary of the site and a TPO point to the north west corner of the site to the east of Thorpe Close.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	Yes	This site is in proximity to a grade II Listed Building ('The Old Rectory, Rectory Road'), which is approximately 50m distance from the site to the south.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is extensive disturbance in built up areas within Historic Environment Character Zone 30. There is reasonable survival of historic built elements, however, open spaces may have some survival of below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	Greenfield land is generally not thought to be contaminated, however as noted within the updated Sustainability Appraisal, "It is uncertain whether some of the land, due to its current use, is contaminated" (page 346).
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	No	There may not be potential to enhance the ecological value of the site as such, but there may be opportunities to facilitate wildlife movement through the creation of wildlife corridors.
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	There may be opportunities to facilitate wildlife movement through the creation of wildlife corridors.

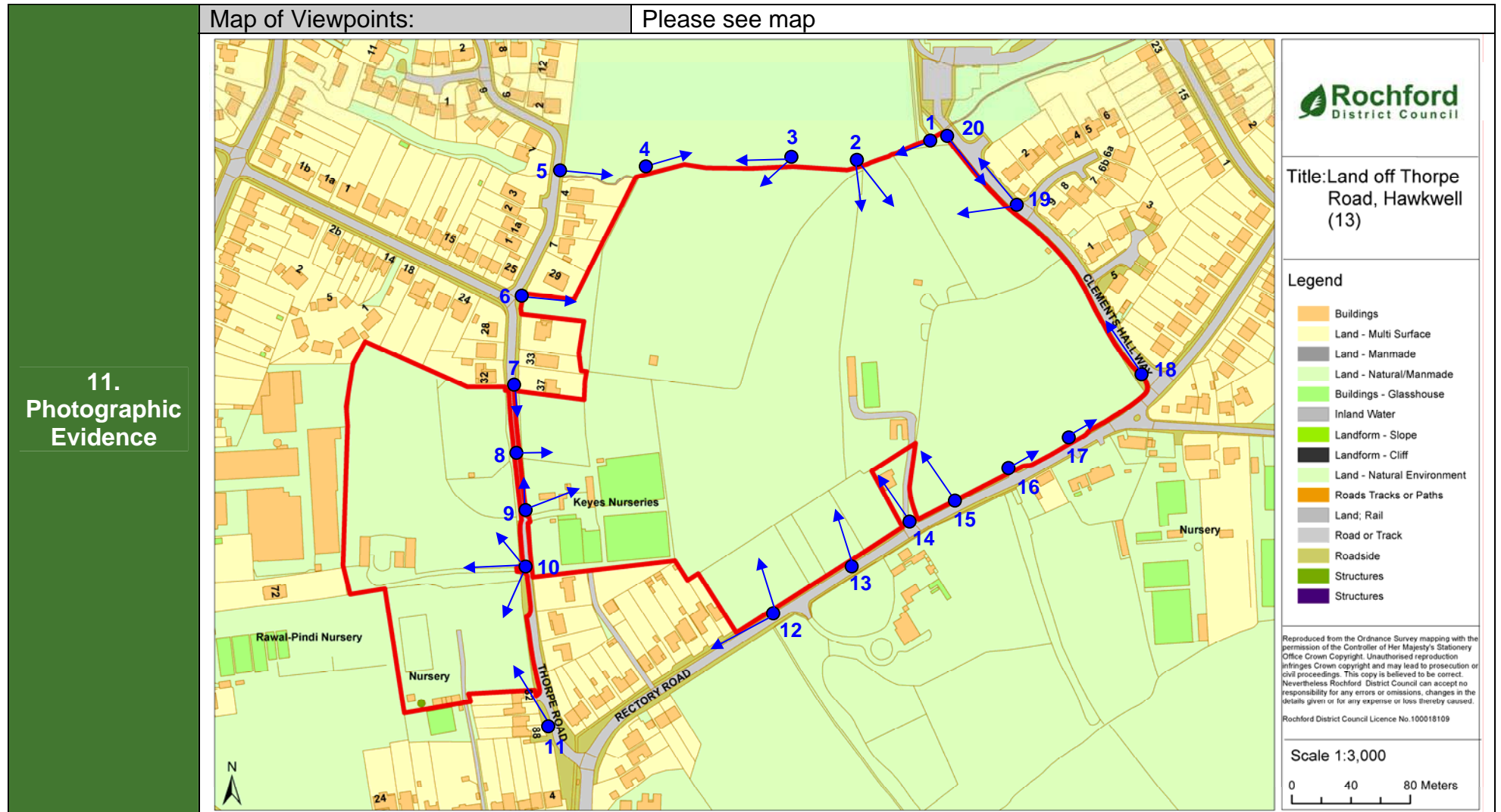
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Low	The site is situated within Historic Environment Character Zone 30. There has been extensive development over the last 50 years within this zone, which has significantly altered the historic environment.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site is generally enclosed along its northern, eastern, western and southern boundaries by trees and hedgerows. However, there is a lack of vegetation particularly around the entrances to the different uses on site, for example along Rectory Road and Thorpe Road.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially/ Obscured	The trees and hedgerows along the boundaries of the site generally screen it from view. However, the lack of vegetation in places around the site, particularly around the entrances to the different uses on site also provides some views of the site. The access point along Rectory Road and where the hedgerows are much lower towards the south eastern corner of the site provides some views across it. There are some views of the site to the west from Thorpe Road where there are transparent gates and access points onto the nurseries. Where the vegetation is less dense in places along the boundary of the site to the north, the trees onsite do not provide open views across it. In general there are some open views across the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare	
		Net development site area (in hectares):	11.2 hectares (gross) 50% - 5.6 hectares (net) 75% - 8.4 hectares (net)	11.11 (gross, outside flood zone 3) 50% - 5.56 hectares (net) 75% - 8.33 hectares (net)
		Estimated capacity for the site:	168-252 dwellings at 30 dwellings per hectare	167-250 dwellings at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2 (Looking south east)



Viewpoint 2 (Looking south)



Viewpoint 3 (Looking west / south west)



Viewpoint 3 (Looking west)



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9 (Looking north east)



Viewpoint 9 (Looking north)



Viewpoint 10 (Looking south west)



Viewpoint 10 (Looking north west)



Viewpoint 10 (Looking west)



Viewpoint 11



Viewpoint 12 (Looking west/south west)



Viewpoint 12 (Looking north)



Viewpoint 13



Viewpoint 14



Viewpoint 15



Viewpoint 16 (Looking east)



Viewpoint 16 (Looking north)



Viewpoint 17



Viewpoint 18



Viewpoint 19 (Looking west)



Viewpoint 19 (Looking north)



Viewpoint 20

12. Other Issues and Summary

This site is an area of greenfield land to the east and west of Thorpe Road to the south of Hawkwell. It is adjacent to the existing residential area which is designated to the north west and east, and is well related to local services and facilities within Hawkwell such as healthcare facilities, shops and open space. This site is adjacent to Thorpe Road, Rectory Road and Clements Hall Way, and whilst there are existing access points onto the site due to existing uses, new highways access would be required. It is not in immediate proximity to areas of ecological interest, however, there is an area of Ancient Woodland and a Local Wildlife Site (R22. Potash Wood) to the south of Hall Road. The site is over the approximate minimum site threshold of 7.77 hectares.

In terms of onsite constraints, there is a woodland TPO area which is located to the central area of the site, and there are several TPO points along the southern boundary of the site and a TPO point to the north west corner of the site to the east of Thorpe Close. There is also a section of the site to the north east corner which is within an area at risk of flooding and there is a high pressure gas pipe line with easement on site. There is a public right of way along the northern boundary of the site, which could be impacted through development, and also an area of public open space (Spencer's Park) to the north of the site. Greenfield land is generally not thought to be contaminated, however as noted within the updated Sustainability Appraisal, "It is uncertain whether some of the land, due to its current use, is contaminated" (page 346).

This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. The trees and hedgerows along the boundaries of the site generally screen it from view. However, the lack of vegetation in places around the site, particularly around the entrances to the different uses on site also provides some views of the site. The access point along Rectory Road and where the hedgerows are much lower towards the south eastern corner of the site provides some views across it. There are some views of the site to the west from Thorpe Road where there are transparent gates and access points onto the nurseries. Where the vegetation is less dense in places along the boundary of the site to the north, the trees onsite do not provide open views across it. In general there are some open views across the site.

This site is situated to the east and west of Thorpe Road to the south of Hawkwell. It is generally bounded by Rectory Road and residential development (although not allocated as such) to the south, designated residential development to the east, Thorpe Road industrial estate, designated residential development and greenfield land to the west, and public open space to the north. This site is well enclosed and would ensure the creation of a strong and defensible Green Belt boundary.

This site is not situated in proximity to Rayleigh or Rochford Conservation Areas, however, it is in proximity to a grade II Listed Building ('The Old Rectory, Rectory Road'), which is approximately 50m distance from the site to the south. There is also potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site (on the area not at risk of flooding) has the potential to accommodate between 167 and 250 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.


This site is in two parts located to the east and west of an unmade section of Thorpe Road. However, it is noted that an outline planning application (ref: 11/00259/FUL) which was submitted in 2011 covering an area of 11.6 hectares also includes the unmade section of Thorpe Road, and two dwellings; No. 352 Rectory Road and No.31 Thorpe Road within the site area.

The outline planning application for this 11.6 hectare site included 176 Houses with access off Thorpe Road, access off Clements Hall Way, access for one plot off Rectory Road, road network, cycle way and footpath network, public open space, landscaping and location of high pressure gas main. This outline application was refused by Council at Development Committee on 15 December 2011. The reasons for refusal did not relate intrinsically to the location of the site.

It was resolved that "If allowed the development would result in a development lacking local distinctiveness and would harm the semi-rural urban fringe location and identity of South Hawkwell. The development would, if allowed, represent a lost opportunity to provide a development of a high standard and exemplar of good design and layout that would otherwise improve the character and quality of the South Hawkwell area, as required by paragraphs 34 and 35 to PPS 1 and Policy CP1 to the Council's adopted Core Strategy (December 2011)."

It is noted that an appeal for the refusal of planning permission for this site was lodged on 14 February 2012 (ref: 12/00003/REFUSE) and was allowed on 20 August 2012.

Land adjacent to “The Old Rectory”, Rectory Road, Hawkwell: Screened Sites Assessment Proforma (Forming part of Options SH3 and SH4)		
1. Site Information	'Call for Sites' Reference:	151
	Site Name:	Land adjacent to “The Old Rectory”
	Site Location:	Rectory Road, Hawkwell
	Site Area (hectares):	2.02 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Relatively flat. Adjacent to residential dwellings. Trees and hedgerows along the northern, eastern, southern and western boundaries. Pond along the southern boundary. Watercourse along southern and eastern boundaries.
	Current Use:	Greenfield land
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; Green Belt/greenfield land
	Aerial Photograph:	Please see map

			
2. Constraints	Flood Risk		
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	
	Commentary:		
	Infrastructure Requirements		
	New Highways Access Required:	<input checked="" type="checkbox"/>	
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	
	Significant Investment in walking/public transport required:	<input type="checkbox"/>	
	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: Although this site is adjacent to Hall Road and Rectory Road, new highways access would be required. Some investment in the existing sewerage network would be required. Some investment in walking (as there is no public footpath on the southern side of Rectory Road or the northern side of Hall Road) and public transport would be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	High		This site is situated to the north of Hall Road and to the south of Rectory Road. It is bounded by two main roads to the north and south, and residential development to the west (although not allocated as such) and greenfield land to the east and south. Although this site is well enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Medium	Low	This site is located to the south of Hawkwell. It is broadly situated between the existing residential area of Hawkwell to the north east and north west.
	To assist in safeguarding the countryside from encroachment	High		This site is greenfield land located to the north of Hall Road and to the south of Rectory Road to the south of Hawkwell.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. It's development would undermine the setting of Hawkwell.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is greenfield land located to the north of Hall Road and to the south of Rectory Road to the south of Hawkwell.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is less than 800m distance to the existing residential area which is designated to the north/north west.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 1.1km distance from the centre of Hawkwell (along Main Road). The nearest town is Hockley which is approximately 2km distance from the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Hawkwell is approximately 2.1km distance from the site. The nearest secondary school in Hockley is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hawkwell is approximately 1.2km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Rectory Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		The nearest train station to the site is in Hockley which is approximately 2.2km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Hawkwell are situated on Main Road. These are approximately 1.1km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is within 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes		The site is under the approximate minimum site threshold of 7.77 hectares. The site is in proximity to one of the sites within the general location of 'South Hawkwell', to the north of Rectory Road to the north / north east of the site. However, it is segregated from this site by Rectory Road.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No		However, it is noted that there is a TPO area which lies just outside the site, on the adjacent field to the east. There are also TPO points outside of the site to the south west.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No		
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes		Although this site is adjacent to Hall Road and Rectory Road, new highways access would be required.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	Yes/No	This site is not adjacent to an area of Ancient Woodland, however, there is an area (Potash Wood) to the south of Hall Road which is approximately 100m distance from the site.
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes/No	This site is not adjacent to a Local Wildlife Site, however, there is an area (R22. Potash Wood) to the south of Hall Road which is approximately 100m distance from the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a TPO area which lies just outside the site, on the adjacent field to the east. There are also TPO points outside of the site to the south west and a TPO area to the south west on the south side of Hall Road which is within 30m distance of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site in proximity to a Listed Building? (11)	Yes	This site is in proximity to two grade II Listed Buildings ('The Old Rectory, Rectory Road' and 'Potash Cottage, Hall Road'). The nearest Listed Building is approximately 30m distance from the site.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is extensive disturbance in built up areas within Historic Environment Character Zone 30. There is reasonable survival of historic built elements, however, open spaces may have some survival of below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

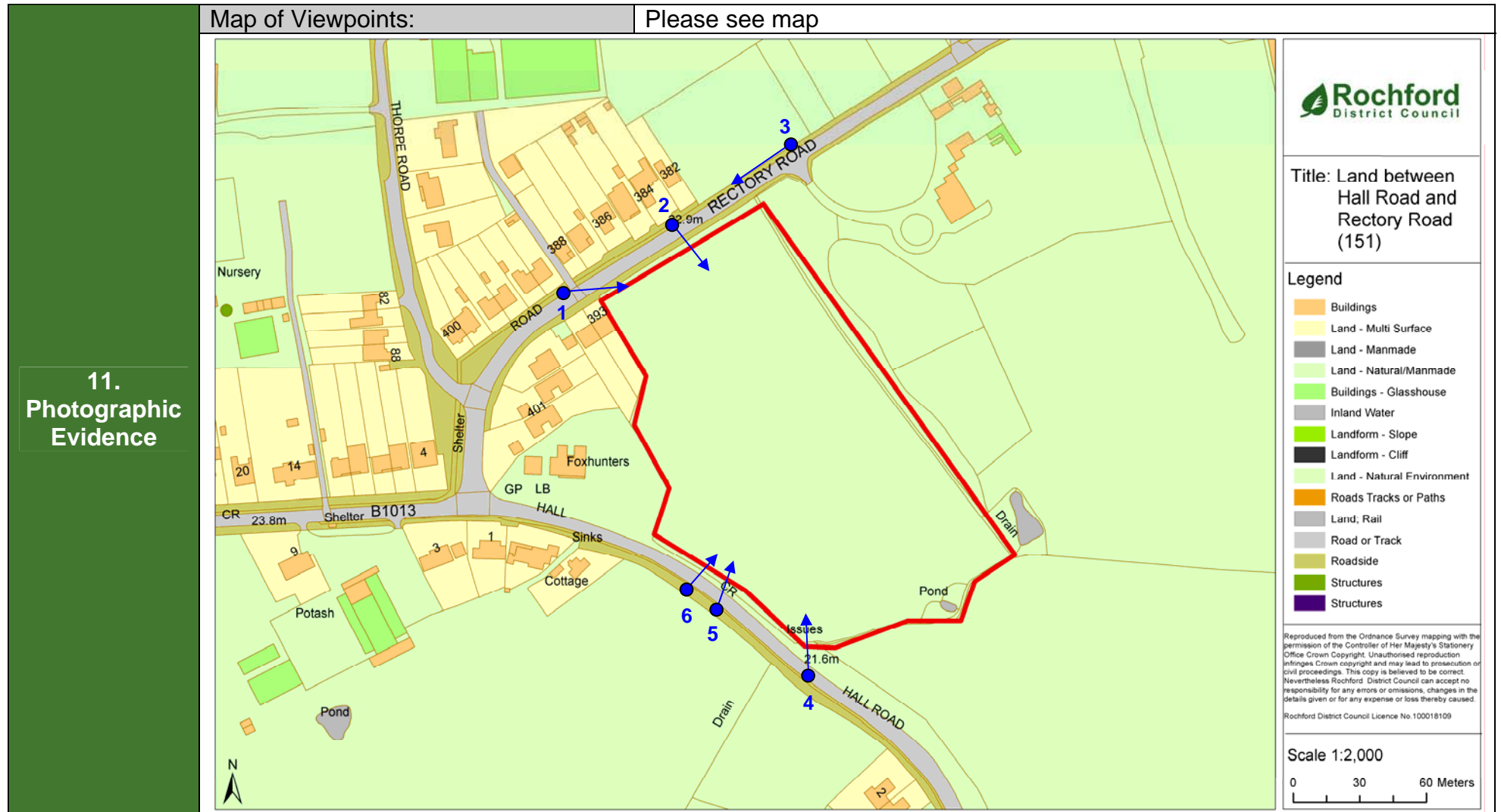
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes/No	This site is situated on grade 3 agricultural land, however, as noted within the updated Sustainability Appraisal (Option SH3) due to the enclosure of the site, it is unlikely that it is used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Low	The site is situated within Historic Environment Character Zone 30. There has been extensive development over the last 50 years within this zone, which has significantly altered the historic environment.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
9. Site Sustainability Issues – Visual Impact	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the northern and southern boundaries adjacent to Rectory Road and Hall Road. There are also trees and hedgerows along the eastern and western boundaries which provide further enclosure for the site.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The enclosure of the site with trees and hedgerows generally screens the site from the public highway. There are minimal views of the site along the eastern and western approach along Hall Road where the vegetation is sparser in places along the southern / western boundary. The site is generally not visible from the eastern and western approach along Rectory Road; however, there are some views of the site where there is a transparent metal gate. Generally, however, there are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	2.02 hectares (gross) 50% - 1.01 hectares (net) 75% - 1.52 hectares (net)
		Estimated capacity for the site	30-46 at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

12. Other
Issues and
Summary

This site is an area of greenfield land located to the north of Hall Road and to the south of Rectory Road to the south of Hawkwell. Although not adjacent to the existing residential area which is designated to the north / north west, it is in proximity and is reasonably well related to local services and facilities within Hawkwell such as healthcare facilities, shops and open space. Although this site is adjacent to Hall Road and Rectory Road, new highways access would be required. It is not in immediate proximity to areas of ecological interest, however, there is an area of Ancient Woodland and a Local Wildlife Site (R22. Potash Wood) to the south of Hall Road. The site is under the approximate minimum site threshold of 7.77 hectares.

It is noted that there is a TPO area which lies just outside the site, on the adjacent field to the east, and there are also TPO points outside of the site to the south west and a TPO area to the south west on the south side of Hall Road.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The enclosure of the site with trees and hedgerows generally screens the site from the public highway. There are minimal views of the site along the eastern and western approach along Hall Road where the vegetation is sparser in places along the southern / western boundary. The site is generally not visible from the eastern and western approach along Rectory Road; however, there are some views of the site where there is a transparent metal gate. Generally, however, there are not open views across the site.

This site is situated to the north of Hall Road and to the south of Rectory Road. It is bounded by two main roads to the north and south, and residential development to the west (although not allocated as such) and greenfield land to the east and south. Although this site is well enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.

This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. It is in proximity to two grade II Listed Buildings, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 30 and 46 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

Whilst the site is in proximity to one of the sites within the general location of 'South Hawkwell', to the north of Rectory Road to the north/north east of the site (ref: 13; 164), it is segregated from this site by Rectory Road.

Ivanhoe Nursery, Ironwell Lane, Hawkwell: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	158
	Site Name:	Ivanhoe Nursery
	Site Location:	Ironwell Lane, Hawkwell
	Site Area (hectares):	1.4 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly previously developed land. Several large buildings on site forming part of the nursery. Dwelling to the north west of the site. Some greenfield land to the south west. Trees and hedgerows along the boundaries of the site. Watercourse along the northern boundary.
	Current Use:	Nursery; residential
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; Green Belt/greenfield land
	Aerial Photograph:	Please see map



2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: There is existing access onto the site from Ironwell Lane. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.		
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
3. Green Belt Impact Assessment	To check the unrestricted sprawl of large built-up areas	High	This site is situated to the south of Ironwell Lane and could be described as being within the broad location of south Hawkwell. It is bounded by Ironwell Lane to the north, greenfield land to the west, and hedgerows/agricultural land to the south and east. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Low	This site is broadly situated in the general location to the south of Hawkwell. It is generally situated between the existing residential area of Hawkwell to the north east and north west.
	To assist in safeguarding the countryside from encroachment	Low	This site is predominantly previously developed land with some greenfield land within the broad location of south Hawkwell.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. It's development would not undermine the setting of Hawkwell.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is predominantly previously developed land with some greenfield land within the broad location of south Hawkwell.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium		This site is approximately 1.1km distance to the existing residential area which is designated to the north / north west.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	Low	This site is approximately 1.8km distance from the centre of Hawkwell (along Main Road). The nearest town is Hockley which is over 2.4km distance from the site.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Low		The nearest primary school in Hawkwell is over 2.4km distance from the site. The nearest secondary school in Hockley is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hawkwell is approximately 1.7km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Rectory Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train station to the site is in Hockley which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Hawkwell are situated on Main Road. These are approximately 1.8km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is within 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	No	The site is under the approximate minimum site threshold of 7.77 hectares. Although the site is in proximity to some of the sites within the general location of 'South Hawkwell' along Ironwell Lane, it is not well related to other sites.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes/No	Although there is existing access onto the site from Ironwell Lane, it is a narrow road and the site is located further away from the highway network (such as Rectory Road) than other sites.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	The site is not in immediate proximity to a TPO, however, there are TPO points approximately 80m from the site to the west.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is extensive disturbance in built up areas within Historic Environment Character Zone 30. There is reasonable survival of historic built elements, however, open spaces may have some survival of below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

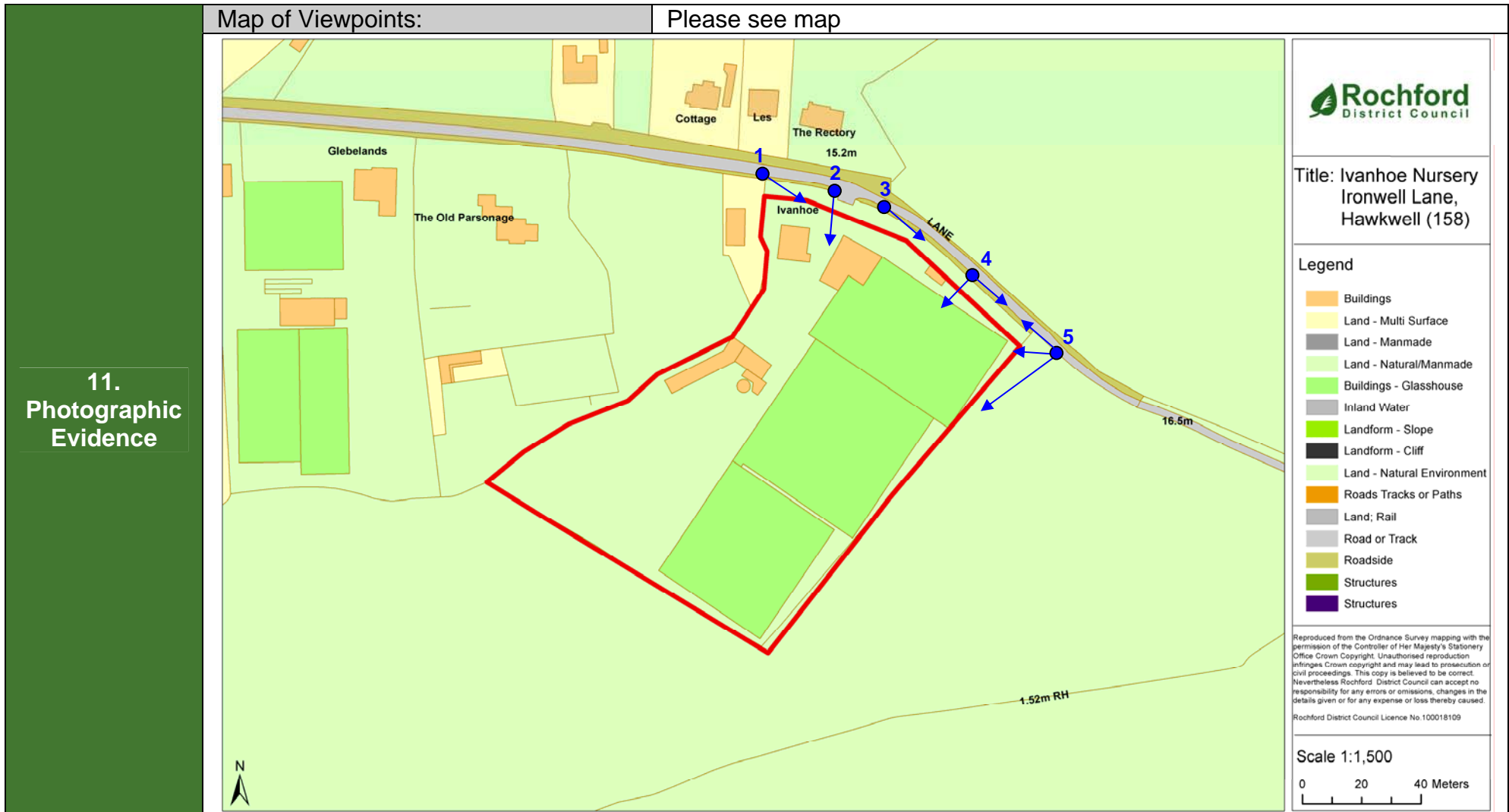
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	As this site is previously developed land there is potential that it could be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	There is also some greenfield land on site.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Low	The site is situated within Historic Environment Character Zone 30. There has been extensive development over the last 50 years within this zone, which has significantly altered the historic environment.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially	The trees and hedgerows along the northern boundary of the site, particularly to the north east provide some screening of the large structures on site. However, the vegetation is sparser to the north east in front of the dwelling and around the access onto the site. This provides some views of the site, although the structures largely do not enable open views across it. The trees and hedgerows along the eastern boundary partially screen the site but in places there is no vegetation which enables some views of the structures on site. The trees and hedgerows to the north east of the site and the structure to the west provide some screening of the site from the western approach along Ironwell Lane. In general there are some views of the site from the public highway.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	1.4 hectares (gross) 75% - 1.05 hectares (net) 90% - 1.26 hectares (net)
		Estimated capacity for the site	32-38 at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south west)



Viewpoint 4 (Looking south east)



Viewpoint 5 (Looking south west)



Viewpoint 5 (Looking west)



Viewpoint 5 (Looking north)

12. Other Issues and Summary

This site is predominantly previously developed land with some greenfield land and is broadly situated in the general location to the south of Hawkwell. Although there is existing access onto the site from Ironwell Lane, it is a narrow road and the site is located further away from the highway network (such as Rectory Road) than other sites. It is not so well related to the existing residential area which is designated to the north/north west, and is less well related to local services and facilities within Rochford such as healthcare facilities, shops and educational facilities than other sites within this general location (such as the site to the east and west of Thorpe Road). It is not in immediate proximity to areas of ecological interest. The site is under the approximate minimum site threshold of 7.77 hectares.

Generally there are no onsite constraints. This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The trees and hedgerows along the northern boundary of the site, particularly to the north east provide some screening of the large structures on site. However, the vegetation is sparser to the north east in front of the dwelling and around the access onto the site. This provides some views of the site, although the structures largely do not enable open views across it. The trees and hedgerows along the eastern boundary partially screen the site but in places there is no vegetation which enables some views of the structures on site. The trees and hedgerows to the north east of the site and the structure to the west provide some screening of the site from the western approach along Ironwell Lane. In general there are some views of the site from the public highway.

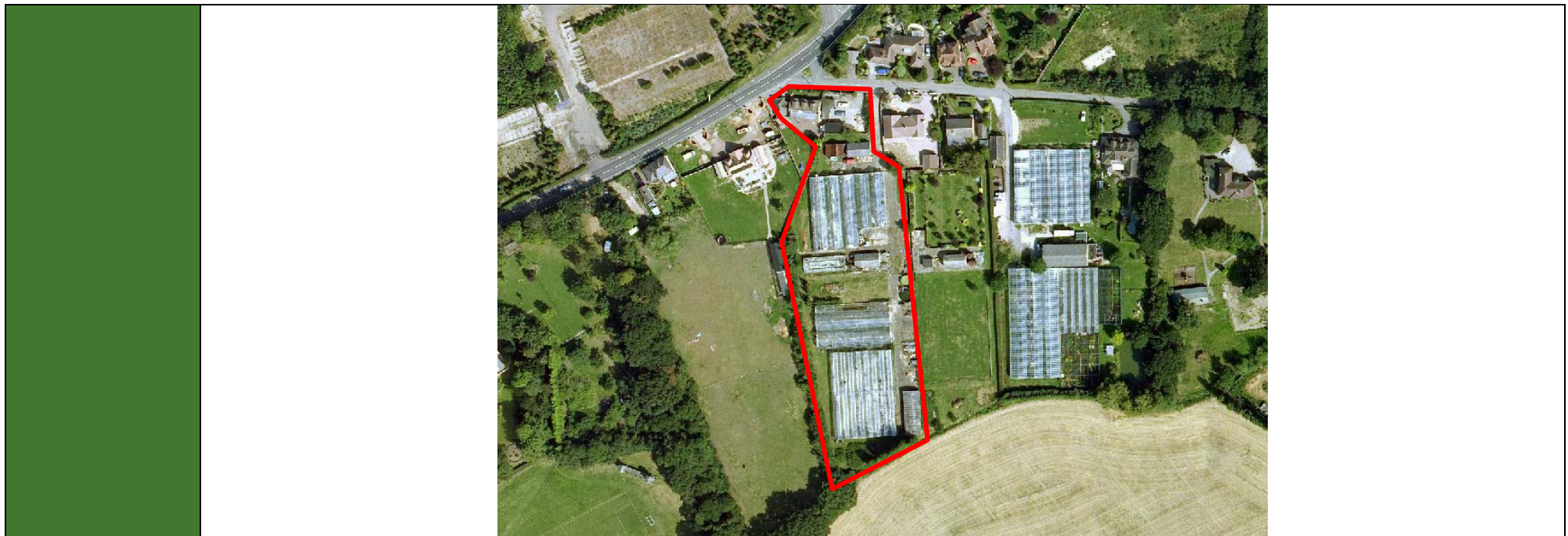
This site is bounded by Ironwell Lane to the north, greenfield land to the west, and hedgerows/agricultural land to the south and east. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.

This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 32 and 38 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

Although the site is in proximity to some of the sites within the general location of 'South Hawkwell' along Ironwell Lane (ref: 41, 166 and 217), it is not well related to other sites.

Land off Ironwell Lane near Rectory Road, Hawkwell: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	166
	Site Name:	Land off Ironwell Lane near Rectory Road
	Site Location:	Hawkwell
	Site Area (hectares):	0.65 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly previously developed land. Dwelling to the north of the site. Disused nursery and hardstanding to the south of the site. Small amount of greenfield land (garden area to the dwelling).
	Current Use:	Residential; disused nursery
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; Green Belt/greenfield land
	Aerial Photograph:	Please see map



2. Constraints	Flood Risk	
	Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: There is existing access onto the site from Ironwell Lane. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	This site is situated to the south of Rectory Road to the south of Hawkwell. It is bounded by Rectory Road to the north, greenfield land and brownfield land to the east and west, and hedgerows/agricultural land to the south. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Low	This site is located to the south of Hawkwell. It is broadly situated between the existing residential area of Hawkwell to the north east and north west.
	To assist in safeguarding the countryside from encroachment	Low	This site is predominantly previously developed land with a small amount of greenfield land within the broad location of south Hawkwell.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. It's development would not undermine the setting of Hawkwell.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is predominantly previously developed land with a small amount of greenfield land within the broad location of south Hawkwell.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is less than 800m distance to the existing residential area which is designated to the north/north west.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 1.5km distance from the centre of Hawkwell (along Main Road). The nearest town is Hockley which is approximately 2.3km distance from the site.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Hawkwell is approximately 2.4km distance from the site. The nearest secondary school in Hockley is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hawkwell is approximately 1.4km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Rectory Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train station to the site is in Hockley which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Hawkwell are situated on Main Road. These are approximately 1.5km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is within 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	No	The site is under the approximate minimum site threshold of 7.77 hectares. Whilst the site is in proximity to one of the sites within the general location of ‘South Hawkwell’, to the north of Rectory Road to the north/north west of the site, it is segregated from this site by Rectory Road. Other sites are located further along Ironwell Lane to the south of the site.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from Ironwell Lane.	
6. Site Sustainability Issues – Natural and Historical Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	The site is not in immediate proximity to a TPO, however, there is a TPO area approximately 60m from the site to the south west. There are also TPO points to the east along Ironwell Lane which are over 120m distance from the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	There is a Listed Building ('The Old Rectory, Rectory Road') approximately 180m from the site to the west.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is extensive disturbance in built up areas within Historic Environment Character Zone 30. There is reasonable survival of historic built elements, however, open spaces may have some survival of below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

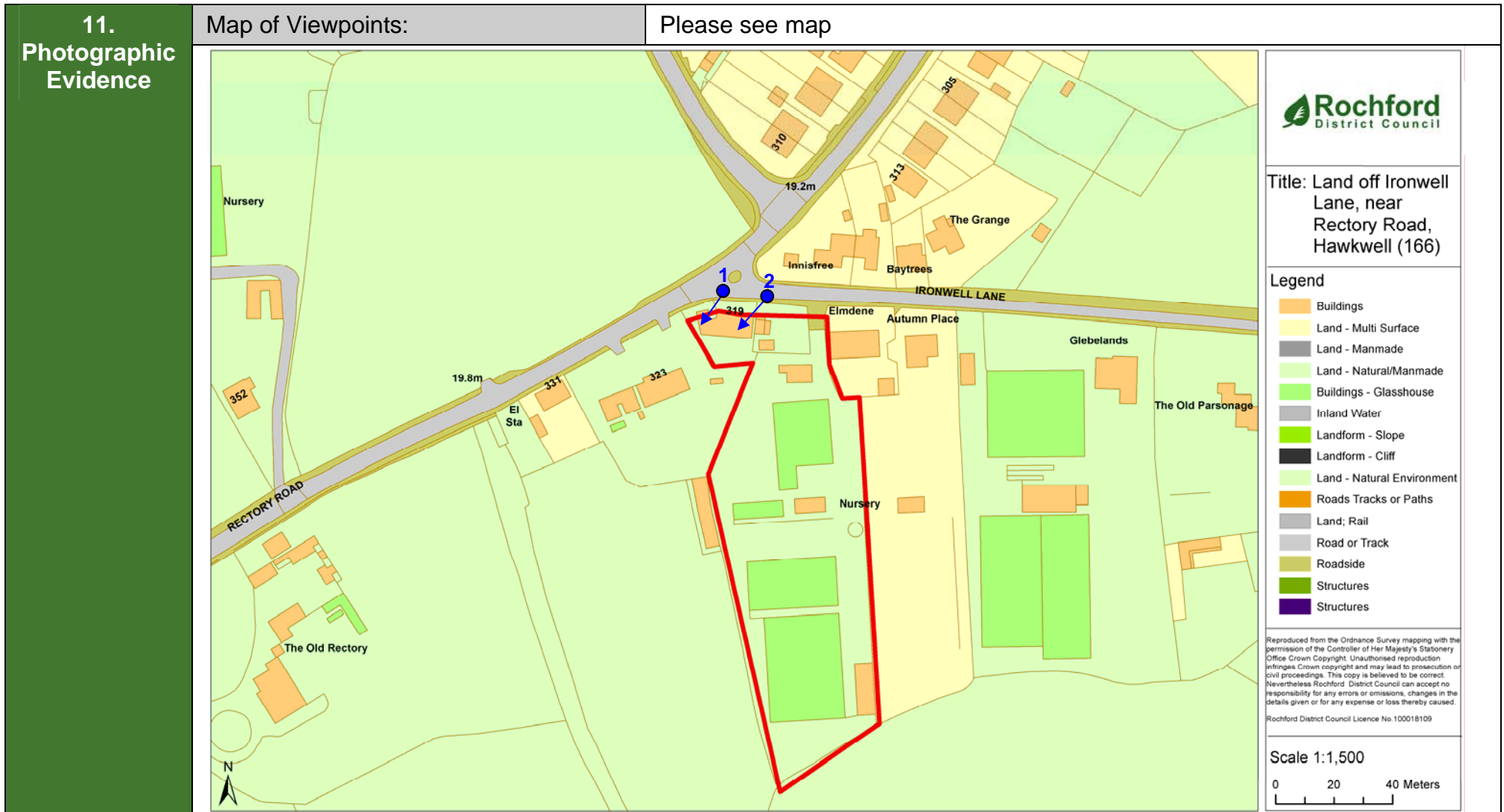
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	As this site is previously developed land there is potential that it could be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	There is also a small amount of greenfield land on site.
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Low	The site is situated within Historic Environment Character Zone 30. There has been extensive development over the last 50 years within this zone, which has significantly altered the historic environment.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
9. Site Sustainability Issues – Visual Impact	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The site is enclosed along its eastern, western and southern boundaries with trees, hedgerows and fencing. There is a low brick wall along the north western boundary of the site in front of the dwelling and walls, fencing and gates to the north east which provides some enclosure along the northern boundary.
	Site Sustainability Indicators Are there open views across the site? (1)	Rating Obscured	Commentary The dwelling, walls, fencing and gates along the northern boundary of the site generally do not provide open views across it from the public highway.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwelling/hectare
		Net development site area (in hectares):	0.65 hectares (gross) 75% - 0.49 hectares (net) 90% - 0.59 hectares (net)
		Estimated capacity for the site:	15-18 at 30 dwellings per hectare





Viewpoint 1



Viewpoint 2

**12. Other
Issues and
Summary**

This site is predominantly previously developed land with a small amount of greenfield land within the broad location of south Hawkwell. This site is not adjacent to the existing residential area but is in proximity to the north west. There is existing access onto the site from Ironwell Lane. It is reasonably well related to local services and facilities within Hawkwell such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. The site is under the approximate minimum site threshold of 7.77 hectares.

Generally there are no onsite constraints. This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The dwelling, walls, fencing and gates along the northern boundary of the site generally do not provide open views across it from the public highway.


This site is bounded by Rectory Road to the north, greenfield land and brownfield land to the east and west, and hedgerows/agricultural land to the south. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.

This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 15 and 18 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

Whilst the site is in proximity to one of the sites within the general location of 'South Hawkwell', to the north of Rectory Road to the north / north west of the site (ref: 13; 164), it is segregated from this site by Rectory Road. Other sites are located to the south further along Ironwell Lane (ref: 41, 158 and 217).

Land north of Ironwell Lane, Hawkwell: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	217
	Site Name:	Land north of Ironwell Lane
	Site Location:	Hawkwell
	Site Area (hectares):	0.48 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Predominantly grassland. Relatively flat. Trees and hedgerows along the boundaries of the site. Watercourse along the southern boundary of the site.
	Current Use:	Greenfield land
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land
Aerial Photograph:	Please see map	

			
2. Constraints	Flood Risk		
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	
	Commentary:		
	Infrastructure Requirements		
	New Highways Access Required:	<input checked="" type="checkbox"/>	
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	
Significant Investment in walking/public transport required:	<input type="checkbox"/>		
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: Although this site is adjacent to Ironwell Lane, new highways access would be required. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	This site is situated to the south of Ironwell Lane and could be described as being within the broad location of south Hawkwell. It is bounded by Ironwell Lane to the south, greenfield land to the north, east and west. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Low	This site is broadly situated in the general location to the south of Hawkwell. It is generally situated between the existing residential area of Hawkwell to the north east and north west.
	To assist in safeguarding the countryside from encroachment	Low	This site is greenfield land within the broad location of south Hawkwell.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. It's development would not undermine the setting of Hawkwell.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is greenfield land within the broad location of south Hawkwell.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is approximately 800m distance to the existing residential area which is designated to the north / north west.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	Low	This site is approximately 1.6km distance from the centre of Hawkwell (along Main Road). The nearest town is Hockley which is over 2.4km distance from the site.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Low		The nearest primary school in Hawkwell is over 2.4km distance from the site. The nearest secondary school in Hockley is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hawkwell is approximately 1.5km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Rectory Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train station to the site is in Hockley which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Hawkwell are situated on Main Road. These are approximately 1.6km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is within 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	No	The site is under the approximate minimum site threshold of 7.77 hectares. Although the site is in proximity to some of the sites within the general location of 'South Hawkwell' along Ironwell Lane, it is not well related to other sites.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes/No	Although this site is adjacent to Ironwell Lane, which is a narrow road, new highways access would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are TPO points opposite the site to the south side of Ironwell Lane. These are approximately 10m from the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is extensive disturbance in built up areas within Historic Environment Character Zone 30. There is reasonable survival of historic built elements, however, open spaces may have some survival of below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	

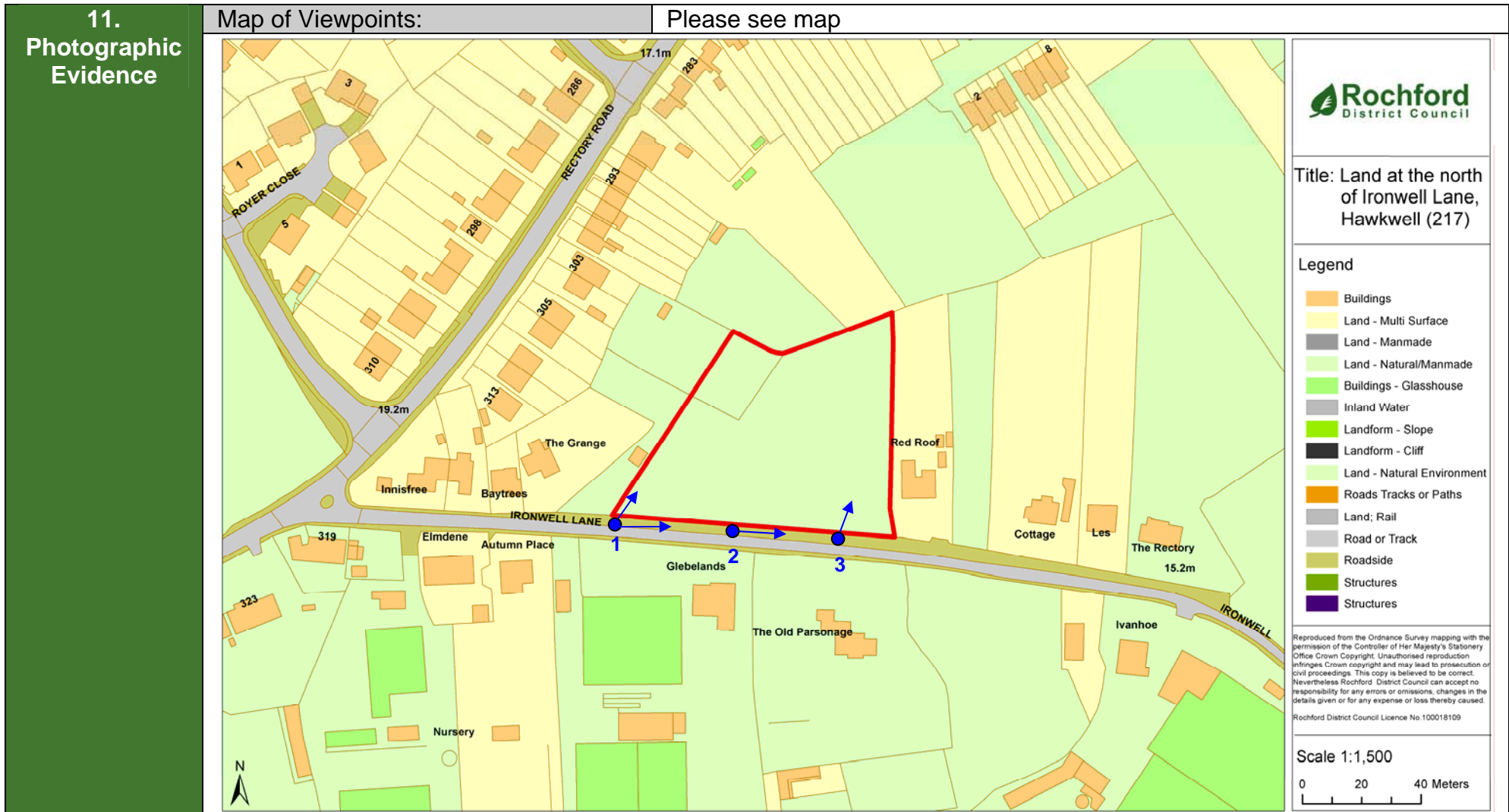
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Low	The site is situated within Historic Environment Character Zone 30. There has been extensive development over the last 50 years within this zone, which has significantly altered the historic environment.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the eastern and northern boundaries, and partially along the southern and western boundaries of the site. However, there is predominantly a brick wall along the western boundary of the site and there is a gap in the vegetation to the south west corner of the site due to the presence of a metal gate.
10. Potential Capacity	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially/Fully	The site is generally well enclosed with natural features, primarily to the eastern and northern boundaries. The gap in the vegetation to the south west corner of the site where there is a metal gate provides some open views across the site. However, the hedgerow to the west of the site and the trees and hedgerows along the south / south eastern boundary largely screen the site from the eastern and western approach along Ironwell Lane.
Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare	
	Net development site area (in hectares):	0.48 hectares (gross) 75% - 0.36 hectares (net) 90% - 0.43 hectares (net)	
	Estimated capacity for the site:	11-13 at 30 dwellings per hectare	





Viewpoint 1 (Looking east)



Viewpoint 1 (Looking south)



Viewpoint 2



Viewpoint 3

12. Other
Issues and
Summary

This site is an area of greenfield land within the broad location of south Hawkwell. This site is not adjacent to the existing residential area but is in proximity to the north west. Although this site is adjacent to Ironwell Lane, new highways access would be required. It is reasonably well related to local services and facilities within Hawkwell such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest, however, there are TPO points opposite the site to the south side of Ironwell Lane. The site is under the approximate minimum site threshold of 7.77 hectares.

There are generally no onsite constraints. This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The site is generally well enclosed with natural features, primarily to the eastern and northern boundaries. The gap in the vegetation to the south west corner of the site where there is a metal gate provides some open views across the site. However, the hedgerow to the west of the site and the trees and hedgerows along the south/south eastern boundary largely screen the site from the eastern and western approach along Ironwell Lane.

This site is bounded by Ironwell Lane to the south, greenfield land to the north, east and west. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.

This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 11 and 13 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

Although the site is in proximity to some of the sites within the general location of 'South Hawkwell' along Ironwell Lane (ref: 41, 158 and 166), it is not well related to other sites.

Land south of Ironwell Lane, Hawkwell: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	41
	Site Name:	Land south of Ironwell Lane
	Site Location:	Hawkwell
	Site Area (hectares):	0.3 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Pasture land. Relatively flat. Watercourse along the northern boundary of the site. Trees on site predominantly to the north west.
	Current Use:	Pasture land
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land; Green Belt/previously developed land
	Aerial Photograph:	Please see map



2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: Although this site is adjacent to Ironwell Lane, new highways access would be required. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	This site is situated to the south of Ironwell Lane and could be described as being within the broad location of south Hawkwell. It is bounded by Ironwell Lane to the north, greenfield land and previously developed land to the east, south and west. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Low	This site is broadly situated in the general location to the south of Hawkwell. It is generally situated between the existing residential area of Hawkwell to the north east and north west.
	To assist in safeguarding the countryside from encroachment	Low	This site is greenfield land within the broad location of south Hawkwell.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. It's development would not undermine the setting of Hawkwell.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is greenfield land within the broad location of south Hawkwell.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium		This site is approximately 1km distance to the existing residential area which is designated to the north / north west.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	Low	This site is approximately 1.7km distance from the centre of Hawkwell (along Main Road). The nearest town is Hockley which is over 2.4km distance from the site.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Low		The nearest primary school in Hawkwell is over 2.4km distance from the site. The nearest secondary school in Hockley is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hawkwell is approximately 1.6km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Rectory Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train station to the site is in Hockley which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Hawkwell are situated on Main Road. These are approximately 1.7km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is within 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	No	The site is under the approximate minimum site threshold of 7.77 hectares. Although the site is in proximity to some of the sites within the general location of ‘South Hawkwell’ along Ironwell Lane, it is not well related to other sites.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes/No	Although this site is adjacent to Ironwell Lane, new highways access would be required. Ironwell Lane is a narrow road and this site is located further away from the highway network (such as Rectory Road) than other sites.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are TPO points approximately 15m from the site to the west.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is extensive disturbance in built up areas within Historic Environment Character Zone 30. There is reasonable survival of historic built elements, however, open spaces may have some survival of below ground deposits.
7. Site Sustainability Issues – Sources / Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

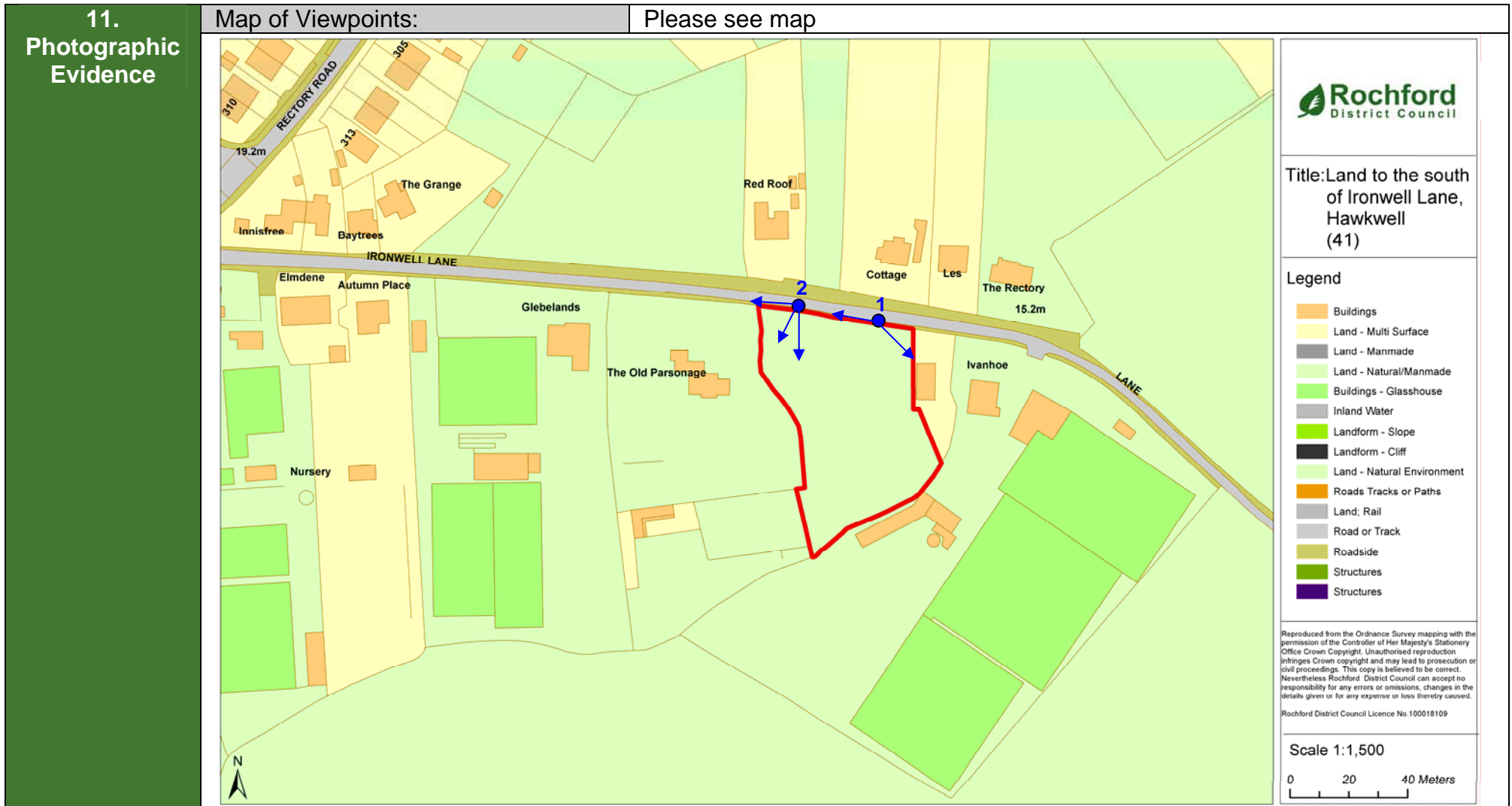
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Low	The site is situated within Historic Environment Character Zone 30. There has been extensive development over the last 50 years within this zone, which has significantly altered the historic environment.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are some trees and hedgerows along the northern, western, eastern and southern boundaries of the site. However, it is primarily enclosed by low, transparent wooden fencing and a metal gate along the northern boundary.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully/Partially	The vegetation to the east and west of the site provides some screening of the site from the eastern and western approach along Ironwell Lane, and the trees and hedgerows partially along the northern boundary of the site provides some further screening. However, the low, transparent wooden fencing and a metal gate enables some open views across the site from the north.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	0.3 hectares (gross)
		Estimated capacity for the site:	9 at 30 dwellings per hectare





Viewpoint 1 (Looking south/south east)



Viewpoint 1 (Looking west)



Viewpoint 2 (Looking south)



Viewpoint 2 (Looking south/south west)



Viewpoint 2 (Looking west)

12. Other
Issues and
Summary

This site is an area of greenfield land within the broad location of south Hawkwell. Although this site is adjacent to Ironwell Lane, new highways access would be required. It is not so well related to the existing residential area which is designated to the north/north west, and is less well related to local services and facilities within Rochford such as healthcare facilities, shops and educational facilities than other sites within this general location (such as the site to the east and west of Thorpe Road). It is not in immediate proximity to areas of ecological interest, however, there are TPO points approximately 15m from the site to the west. The site is under the approximate minimum site threshold of 7.77 hectares.

There are generally no onsite constraints. This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The vegetation to the east and west of the site provides some screening of the site from the eastern and western approach along Ironwell Lane, and the trees and hedgerows partially along the northern boundary of the site provides some further screening. However, the low, transparent wooden fencing and a metal gate enables some open views across the site from the north.


This site is bounded by Ironwell Lane to the north, greenfield land and previously developed land to the east, south and west. Although it is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.

This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate 9 dwellings at an estimated appropriate density of 30 dwellings per hectare.

Although the site is in proximity to some of the sites within the general location of 'South Hawkwell' along Ironwell Lane (ref: 158, 166 and 217), it is not well related to other sites.

Thorpe Road Industrial Estate, Main Road, Hawkwell: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document, but included in the Replacement Local Plan (2006) and the SHLAA (2012))		
1. Site Information	Reference:	TRIE1
	Site Name:	Thorpe Road Industrial Estate
	Site Location:	Main Road, Hawkwell
	Site Area (hectares):	1.3 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Previously developed land. Range of buildings, structures and hardstanding on site.
	Current Use:	Employment
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Proposed Residential Development
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land
Aerial Photograph:	Please see map	

	
2. Constraints	Flood Risk
	Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/>
	Commentary:
	Infrastructure Requirements
	New Highways Access Required: <input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site is adjacent to Main Road and there is existing access onto the site. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	-		N/A – The site is not within the Green Belt
	To prevent neighbouring towns from merging into one another	-		
	To assist in safeguarding the countryside from encroachment	-		
	To preserve the setting and special character of historic towns	-		
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	-		
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the north.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High	Medium	This site is less than 800m distance from the centre of Hawkwell (along Main Road). The nearest town is Hockley which is approximately 1.6km distance from the site.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Hawkwell is approximately 1.7km distance from the site. The nearest secondary school in Hockley is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Low		The nearest doctor’s surgery in Hawkwell is less than 800m distance from the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Main Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	The nearest train station to the site is in Hockley which is approximately 2.1km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services in Hawkwell are situated on Main Road. These are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is within 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is well related to the site to the east and west of Thorpe Road within the general location of ‘South Hawkwell’.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Main Road and there is existing access onto the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	Although not in immediate proximity to a TPO, there is a TPO area over 160m to the east of the site to the east of Thorpe Road.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh or Rochford Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	Yes	There is a Listed Building ('Sweynes Farmhouse, 102 Main Road, Hawkwell') approximately 50m to the north/west of the site.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is extensive disturbance in built up areas within Historic Environment Character Zone 30. There is reasonable survival of historic built elements, however, open spaces may have some survival of below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	This site has the potential to be contaminated.

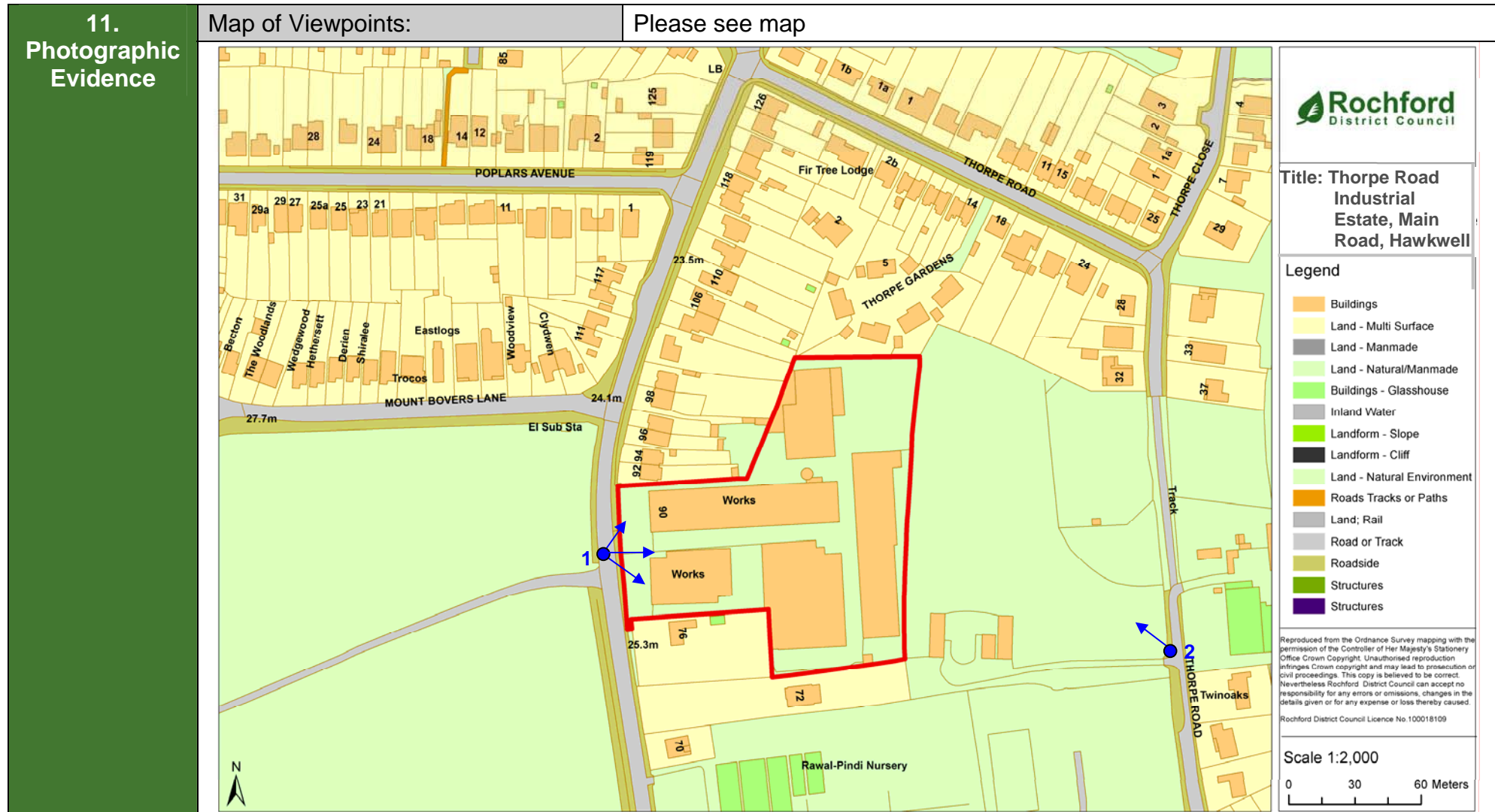
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	
	Is the site situated on agricultural land? (1, 3, 7)	No	
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	The site is not within a Special Landscape Area, however, the Upper Roach Valley Special Landscape Area is located to the west of the site (along the western side of Main Road).
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
Site Sustainability Indicators	Rating	Commentary	
Is the site situated on high quality agricultural land? (1, 3, 7)	-		
Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.	
Is the site within a sensitive historic environment landscape character zone?	Low	The site is situated within Historic Environment Character Zone 30. There has been extensive development over the last 50 years within this zone, which has significantly altered the historic environment.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)		Yes/No
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)		Partially
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare
		Net development site area (in hectares):	1.3 hectares (gross) 75% - 0.98 hectares (net) 90% - 1.17 hectares (net)
		Estimated capacity for the site:	29-35 dwellings per /hectare





Viewpoint 1 (Looking north east)



Viewpoint 1 (Looking south east)



Viewpoint 1 (Looking east)



Viewpoint 2

**12. Other
Issues and
Summary**

This site is an area of previously developed land in the village of Hawkwell. It is adjacent to the existing residential area which is designated to the north, and is adjacent to Main Road with existing access onto the site. It is well related to local services and facilities within Hawkwell such as healthcare facilities, shops and open space and is not in immediate proximity to areas of ecological interest. Although currently in use for employment, this site is allocated for residential development as set out on the Replacement Local Plan 2006 Proposals Map.

Generally there are no onsite constraints, however, as this site is previously developed land there is the potential that it could be contaminated.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. Although it is not within a Special Landscape Area, the Upper Roach Valley Special Landscape Area is located to the west of the site (along the western side of Main Road). The general lack of enclosure along the western boundary of the site enables views of the site from the public highway. However the buildings and structures on site do not generally provide open views across it. There is limited screening of the site from the northern approach along Main Road. The trees and hedgerows to the south of the site provide some screening of the site from the southern approach along Main Road.

This site is not situated in proximity to Rayleigh or Rochford Conservation Areas. However, there is a Listed Building approximately 50m to the north / west of the site and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site has the potential to accommodate between 29 and 35 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site is well related to the site to the east and west of Thorpe Road (ref: 13; 164) within the general location of 'South Hawkwell'.

7 East Ashingdon

7.1 The Rochford District Core Strategy sets out the following requirements for East Ashingdon:

- 100 dwellings
- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Access to King Edmund School
- Land made available for the expansion of King Edmund School
- Sustainable drainage systems
- Public open space
- Play space
- Youth facilities and community facilities

7.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of between 30 and 35 dwellings per hectare has been suggested as being appropriate for the sites within East Ashingdon. The gross approximate site size has also been calculated for 50% and 75% developable areas.

100 dwelling/30dph = 3.33 hectares (net)

3.33 hectares is 50% of **6.66** hectares (gross)

3.33 hectares is 75% of **4.44** hectares (gross)

100 dwellings/35dph = 2.86 hectares (net)

2.86 hectares is 50% of **5.72** hectares (gross)

2.86 hectares is 75% of **3.81** hectares (gross)

7.3 For approximately 100 dwellings, a minimum site size of 3.81 hectares would be required.

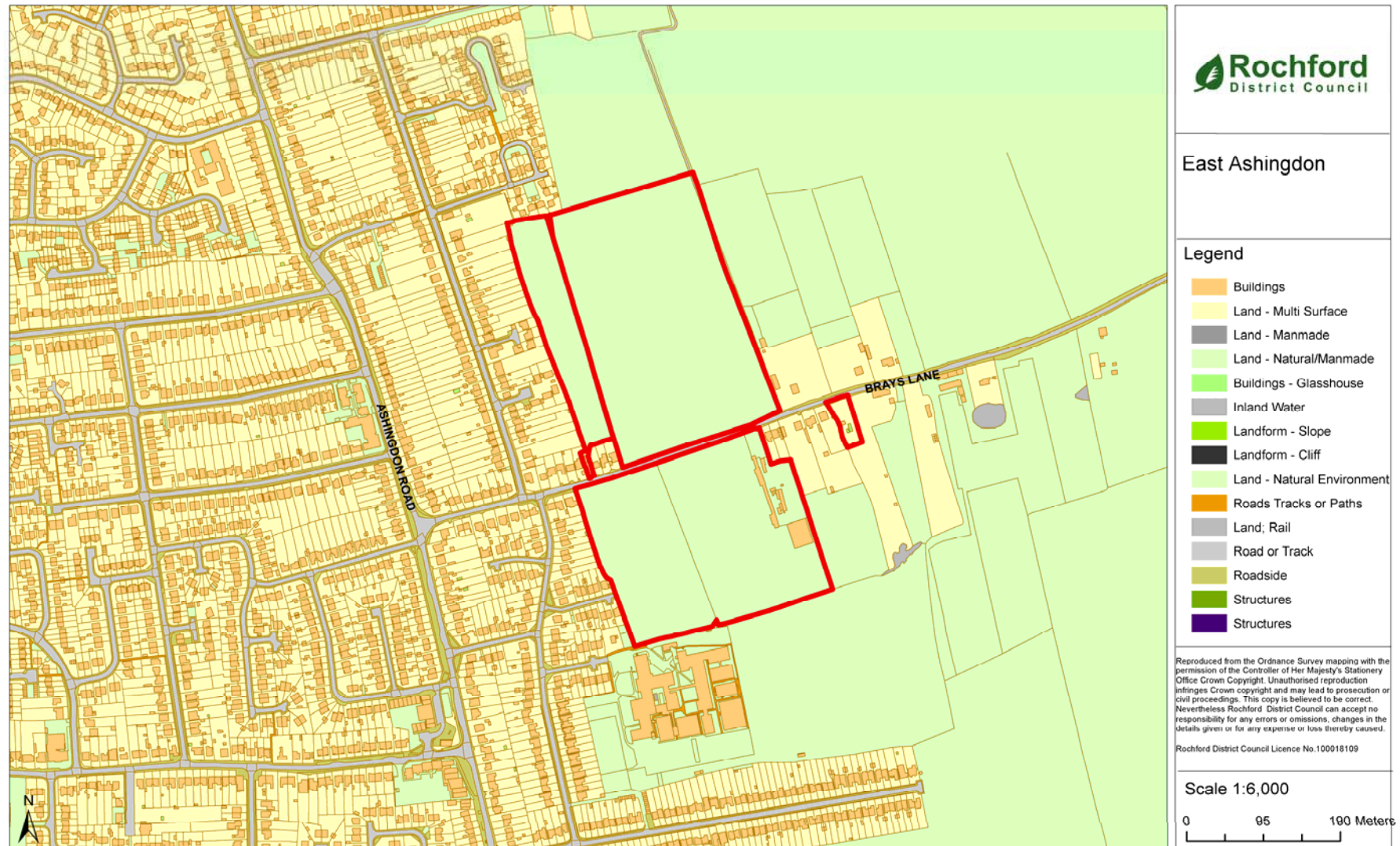


Figure 5 – Sites assessed within the general location of East Ashingdon

Land north of Brays Lane, Ashingdon: Screened Sites Assessment Proforma (Forming part of Options EA2 and EA3)		
1. Site Information	'Call for Sites' Reference:	56a
	Site Name:	Land north of Brays Lane
	Site Location:	Ashingdon
	Site Area (hectares):	Approximately 6.1 hectares
	Restrictions to Developable Area:	Tree Preservation Order (TPO) points.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Relatively flat. Watercourse along the southern and western boundaries of the site. Trees and hedgerows around some of the site.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; new public open space
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land; Green Belt/agricultural land
	Aerial Photograph:	Please see map



2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
	Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site is adjacent to Brays Lane. New highways access onto the site would be required. Some investment in walking (as there is no footpath to the south of the site along the north side of Brays Lane) and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium		This site is situated to the north of Brays Lane. It is bounded by residential development to the south west, greenfield land to the east and west, Brays Lane to the south, residential development (although not allocated as such) to the south east and agricultural land to the north and north west. Although adjacent to some residential development, the allocation of this site on its own could create an island of Green Belt to the west and north which would undermine the defensibility of the Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the east of Ashingdon. The residential area of Rochford is situated to the south/south west, and Ashingdon is situated to the west. This site would not encourage coalescence between Ashingdon and Rochford.
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the north of Brays Lane to the east of Ashingdon.
	To preserve the setting and special character of historic towns	Medium	Low	This site is not situated in proximity to Rochford Conservation Area. Its development would not undermine the setting of Ashingdon.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the north of Brays Lane to the east of Ashingdon.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is adjacent to the existing residential area which is designated to the west.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 2.3km from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	High	The nearest primary school is approximately 1.1km distance from the site. The nearest secondary school is less than 800m distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Ashingdon is approximately 1km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Ashingdon Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Rochford train station is approximately 2.1km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium		The site is approximately 1.3km distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site threshold of 3.81 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No	There are TPO points along the eastern, western and northern boundaries of the site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Brays Lane. New highways access onto the site would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are TPO points along the eastern and western boundaries of the site. There are also TPO points to the north of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 2 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	

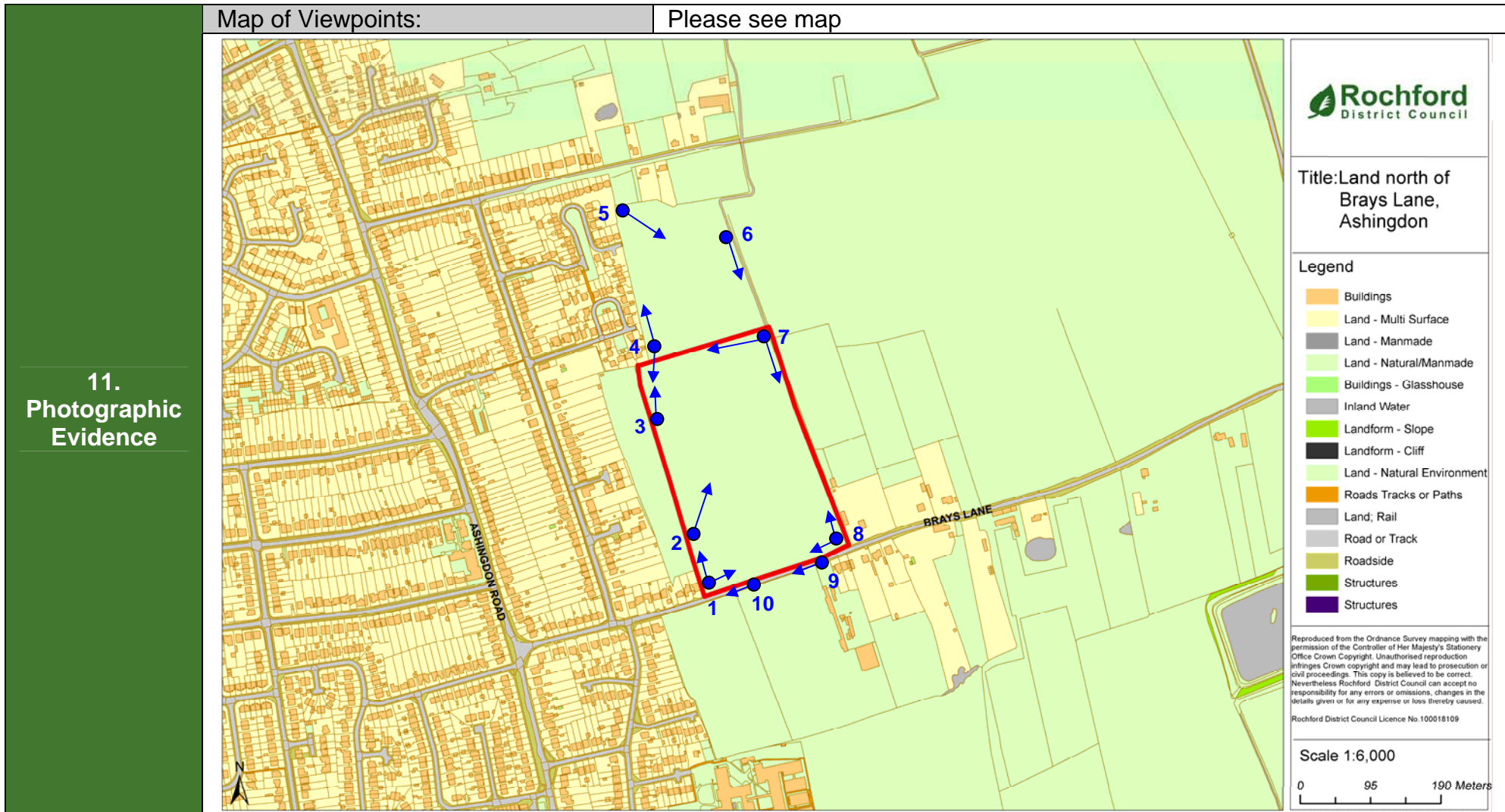
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 2	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are some trees and hedgerows along the western boundary of the site, although these are sporadic in places and do not enclose the site from the adjacent site to the west. There is residential development along the south western corner which provides some enclosure along this boundary. There are also trees and hedgerows along the southern boundary. There are some trees and hedgerows along the eastern boundary of the site which provides some enclosure along this boundary although there is a lack of enclosure along the northern boundary of the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially	The enclosure of the site to the south with trees and hedgerows largely screens the site from the public highway (Brays Lane), however, the vegetation is sparser and/or lower in places particularly towards the south east corner which enables some open views across the site. The site is not enclosed to the north but is partially enclosed along its eastern and western boundaries. There are some open views from the public highway, particularly from the eastern approach along Brays Lane.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'East Ashingdon' from the SHLAA, 2012)
		Net development site area (in hectares):	6.1 hectares (gross) 50% - 3.05 hectares (net) 75% - 4.58 hectares (net)
		Estimated capacity for the site:	92-138 at 30 dwellings per hectare 107-161 at 35 dwellings per hectare





Viewpoint 1 (Looking east)



Viewpoint 1 (Looking north)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south west)



Viewpoint 4 (Looking north)



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking west)



Viewpoint 7 (Looking south)



Viewpoint 8 (Looking west)



Viewpoint 8 (Looking north)



Viewpoint 9



Viewpoint 10

12. Other
Issues and
Summary

This site is an area of grade 2 agricultural land located to the north of Brays Lane to the east of Ashingdon. It is adjacent to the existing residential area which is designated to the west, and is well related to local services and facilities within Ashingdon such as healthcare facilities, shops and open space. This site is adjacent to Brays Lane, however, new highways access onto the site would be required. It is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site threshold of 3.81 hectares.

In terms of onsite constraints there are Tree Preservation Order (TPO) points along the eastern and western boundaries of the site. There are also TPO points to the north of the site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The enclosure of the site to the south with trees and hedgerows largely screens the site from the public highway (Brays Lane), however, the vegetation is sparser and/or lower in places particularly towards the south east corner which enables some open views across the site. The site is not enclosed to the north but is partially enclosed along its eastern and western boundaries. There are some open views from the public highway, particularly from the eastern approach along Brays Lane.


This site is bounded by residential development to the south west, greenfield land to the east and west, Brays Lane to the south, residential development (although not allocated as such) to the south east and agricultural land to the north and north west. Although adjacent to some residential development, the allocation of this site on its own could create an island of Green Belt to the west and north which would undermine the defensibility of the Green Belt boundary. This site would not encourage coalescence between Ashingdon and Rochford.

This site is not situated in proximity to Rochford Conservation Area. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

Based on the calculations within the SHLAA (2012) this site has the potential to accommodate between 92 and 138 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 107 and 161 dwellings based on a calculation of 50% and 75% developable area respectively.

Although this site has the capacity to meet many of the infrastructure requirements set out in the Core Strategy, it is notable that it would not facilitate the creation of improved access to Kind Edmund School which is located to the south of the site, to the south of Brays Lane.

Land to the rear of Golden Cross Road, Nelson Road and Brays Lane, Ashingdon: Screened Sites Assessment Proforma (Forming part of Options EA2 and EA3)		
1. Site Information	'Call for Sites' Reference:	213
	Site Name:	Land to the rear of Golden Cross Road, Nelson Road and Brays Lane
	Site Location:	Ashingdon
	Site Area (hectares):	1.35 hectares
	Restrictions to Developable Area:	Tree Preservation Order (TPO) points
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Relatively flat. Scrubland to the main section of the site to the north. Wooded area to the south. Access onto the site from Brays Lane. Watercourse along the eastern boundary.
	Current Use:	Wooded area and scrubland
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land
	Aerial Photograph:	Please see map

	
<p>2. Constraints</p>	<p>Flood Risk</p>
	<p>Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/></p>
	<p>Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/></p>
	<p>Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/></p>
	<p>Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/></p>
	<p>Commentary:</p>
	<p>Infrastructure Requirements</p>
	<p>New Highways Access Required: <input type="checkbox"/></p>
	<p>Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/></p>
	<p>Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/></p>
<p>Significant Investment in walking/public transport required: <input type="checkbox"/></p>	
<p>Flood Risk Mitigation Measures Required: <input type="checkbox"/></p>	
<p>Commentary: Although there is existing access onto the site from Brays Lane to the west of 'Luxway', new highways</p>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	access onto this site may be required. Some investment in walking and public transport may be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Low	This site is situated to the north of Brays Lane, to the east of Golden Cross Road, and to the south of Nelson Road. It is bounded by residential development to the north, south and west, and agricultural land to the east. This site would promote a defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low	This site is located to the east of Ashingdon. The residential area of Rochford is situated to the south/ south west, and Ashingdon is situated to the west. This site would not encourage coalescence between Ashingdon and Rochford.
	To assist in safeguarding the countryside from encroachment	Medium	This site is greenfield land located to the east of Golden Cross Road to the east of Ashingdon.
	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rochford Conservation Area. Its development would not undermine the setting of Ashingdon.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is greenfield land located to the east of Golden Cross Road to the east of Ashingdon.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is adjacent to the existing residential area which is designated to the north, south and west.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 2.3km from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	High	The nearest primary school is approximately 1.1km distance from the site. The nearest secondary school is less than 800m distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Ashingdon is approximately 950m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Ashingdon Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Rochford train station is approximately 2.1km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium		The site is approximately 1.3km distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	This site is under the approximate minimum site threshold of 3.81 hectares. However, it is well related to another site within the general location of 'East Ashingdon'; to the north of Brays Lane, although it is segregated from the site to the south by Brays Lane.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There are five TPO points along the eastern boundary of the site and another TPO point along the south western boundary.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	Although there is existing access onto the site from Brays Lane to the west of 'Luxway', new highways access onto this site may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are five TPO points along the eastern boundary of the site and another TPO point on the south western boundary adjacent to 'Five Chimneys, Brays Lane'.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

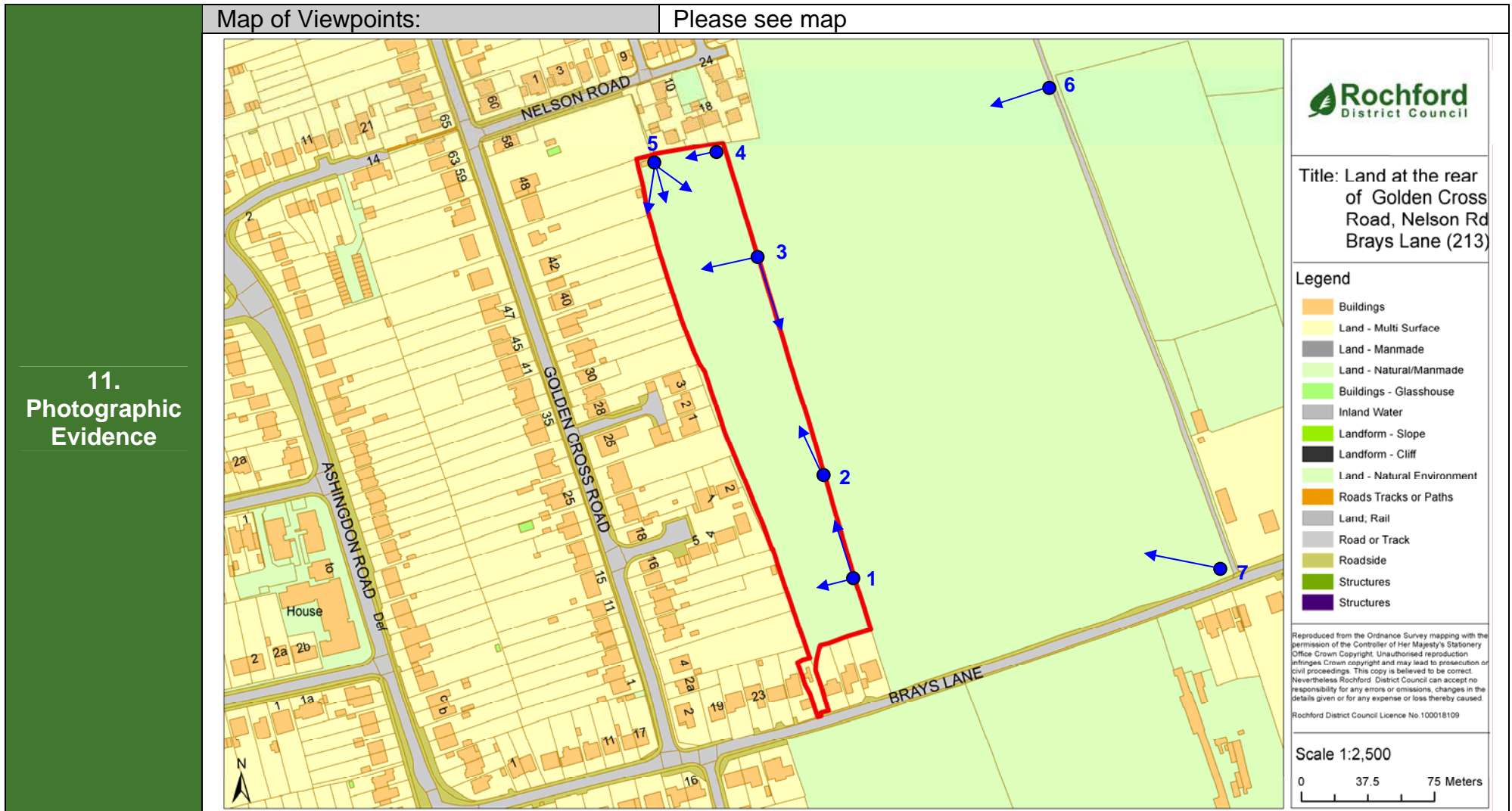
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is situated on grade 2 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	No	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the northern, western and southern boundaries of the site which provide enclosure. There are some trees and hedgerows along the eastern boundary of the site although these are sporadic in places and do not enclose the site from the adjacent site to the east.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The site is well enclosed by development along its northern, southern and western boundaries which ensures that, generally, there are not open views across the site from the public highway. However, there are some open views from Brays Lane towards the south east corner of the site to the east due to the sparse and/or low vegetation present. Closer to the site there are generally not open views across the site from the eastern and western approach along Brays Lane. The existing access onto Brays Lane provides minimal views of the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	1.3 hectares (gross) 75% - 0.98 hectares (net) 90% - 1.17 hectares (net)
		Estimated capacity for the site:	29-35 at 30 dwellings per hectare 34-41 at 35 dwellings per hectare





Viewpoint 1 (Looking west)



Viewpoint 1 (Looking north)



Viewpoint 2



Viewpoint 3 (Looking south)



Viewpoint 3 (Looking west)



Viewpoint 4



Viewpoint 5 (Looking south/south west)



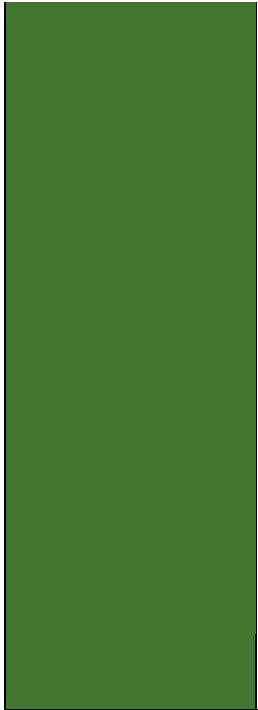
Viewpoint 5 (Looking east)



Viewpoint 5 (Looking south)



Viewpoint 6



Viewpoint 7

12. Other
Issues and
Summary

This site is an area of greenfield land located to the north of Brays Lane to the east of Golden Cross Road and to the south of Nelson Road to the east of Ashingdon. It is adjacent to the existing residential area which is designated to the north, south and west, and is well related to local services and facilities within Ashingdon such as healthcare facilities, shops and open space. Although there is existing access onto the site from Brays Lane to the west of 'Luxway', new highways access onto this site may be required. It is not in immediate proximity to areas of ecological interest. This site is under the approximate minimum site threshold of 3.81 hectares.

In terms of onsite constraints, there are five Tree Preservation Order (TPO) points along the eastern boundary of the site and another TPO point along the south western boundary.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The site is well enclosed by development along its northern, southern and western boundaries which ensures that, generally, there are not open views across the site from the public highway. However, there are some open views from Brays Lane towards the south east corner of the site to the east due to the sparse and/or low vegetation present. Closer to the site there are generally not open views across the site from the eastern and western approach along Brays Lane. The existing access onto Brays Lane provides minimal views of the site.


This site is bounded by residential development to the north, south and west, and agricultural land to the east. This site would promote a defensible Green Belt boundary. This site would not encourage coalescence between Ashingdon and Rochford.

This site is not situated in proximity to Rochford Conservation Area. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 29 and 35 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 34 and 41 dwellings based on a calculation of 50% and 75% developable area respectively.

However, it is well related to another site within the general location of 'East Ashingdon'; to the north of Brays Lane (ref: 56a), although it is segregated from the site to the south by Brays Lane (ref: 55; 56b). Although this site combined with the site to the east (ref: 56a) has the capacity to meet many of the infrastructure requirements set out in the Core Strategy, it is notable that together they would not facilitate the creation of improved access to King Edmund School which is located to the south of the site, to the south of Brays Lane.

Land south of Brays Lane, Ashingdon: Screened Sites Assessment Proforma (Forming part of Options EA1 and EA3)		
1. Site Information	'Call for Sites' Reference:	55; 56b
	Site Name:	Land south of Brays Lane
	Site Location:	Ashingdon
	Site Area (hectares):	Approximately 5.45ha
	Restrictions to Developable Area:	Tree Preservation Order (TPO) points
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Grazing land to the central and western section of the site divided into three paddock areas. Stables, hardstanding and outbuildings towards the eastern section of the site. Relatively flat with a gentle slope downhill southwards. Trees and hedgerows predominantly to the northern, western and southern boundaries of the site. Watercourse along the northern boundary of the site.
	Current Use:	Grazing land and stables
	Proposed Use:	Residential; access to King Edmund School; public open space
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; school; Green Belt/greenfield land
	Aerial Photograph:	Please see map

																											
<p>2. Constraints</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="405 887 2105 922">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="405 922 1592 962">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1592 922 2105 962"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="405 962 1592 1002">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1592 962 2105 1002"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="405 1002 1592 1042">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1592 1002 2105 1042"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="405 1042 1592 1082">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1592 1042 2105 1082"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="405 1082 2105 1121">Commentary:</td> </tr> <tr> <th colspan="2" data-bbox="405 1121 2105 1157">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="405 1157 1592 1197">New Highways Access Required:</td> <td data-bbox="1592 1157 2105 1197"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="405 1197 1592 1236">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1592 1197 2105 1236"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="405 1236 1592 1276">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1592 1236 2105 1276"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="405 1276 1592 1316">Significant Investment in walking/public transport required:</td> <td data-bbox="1592 1276 2105 1316"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="405 1316 1592 1356">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1592 1316 2105 1356"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="405 1356 2105 1396">Commentary: There is existing access onto the site from Brays Lane. Investment in walking (as there is no public</td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	Commentary: There is existing access onto the site from Brays Lane. Investment in walking (as there is no public	
	Flood Risk																										
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																									
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>																									
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>																									
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>																									
	Commentary:																										
	Infrastructure Requirements																										
	New Highways Access Required:	<input type="checkbox"/>																									
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>																									
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>																										
Significant Investment in walking/public transport required:	<input type="checkbox"/>																										
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																										
Commentary: There is existing access onto the site from Brays Lane. Investment in walking (as there is no public																											

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	footpath to the north of the site to the south side of Brays Lane) and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium		This site is situated to the south of Brays Lane. It is bounded by residential development to the west, a school to the south, Brays Lane to the north and residential development (although not allocated as such) and greenfield land to the east. This site would promote the creation of a defensible Green Belt boundary. As noted within the updated Sustainability Appraisal for Option EA1 (which encompasses the majority of this site) this would “have less of an impact on the integrity of the Green Belt on a wider scale, as opposed to EA2 and EA3 which extend to the north of Brays Lane.” (page 400).
	To prevent neighbouring towns from merging into one another	Low		This site is located to the east of Ashingdon. The residential area of Rochford is situated to the south / south west, and Ashingdon is situated to the west. This site would not encourage coalescence between Ashingdon and Rochford.
	To assist in safeguarding the countryside from encroachment	High	Medium	This site is an area of greenfield land located to the south of Brays Lane to the east of Ashingdon.
	To preserve the setting and special character of historic towns	Medium	Low	This site is not situated in proximity to Rochford Conservation Area. Its development would not undermine the setting of Ashingdon.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is an area of greenfield land located to the south of Brays Lane to the east of Ashingdon.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is adjacent to the existing residential area which is designated to the west and north west.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		This site is approximately 2.3km from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	High	The nearest primary school is approximately 1.1km distance from the site. The nearest secondary school is less than 800m distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Ashingdon is approximately 950m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Ashingdon Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Rochford train station is approximately 2.1km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium		The site is approximately 1.3km distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-		This site is over the approximate minimum site threshold of 3.81 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No		There are 10 TPO points along the southern, eastern and western boundaries of the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from Brays Lane.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are 10 TPO points along boundaries of the site. There are seven along the southern boundary, two along the western boundary and one to the east of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

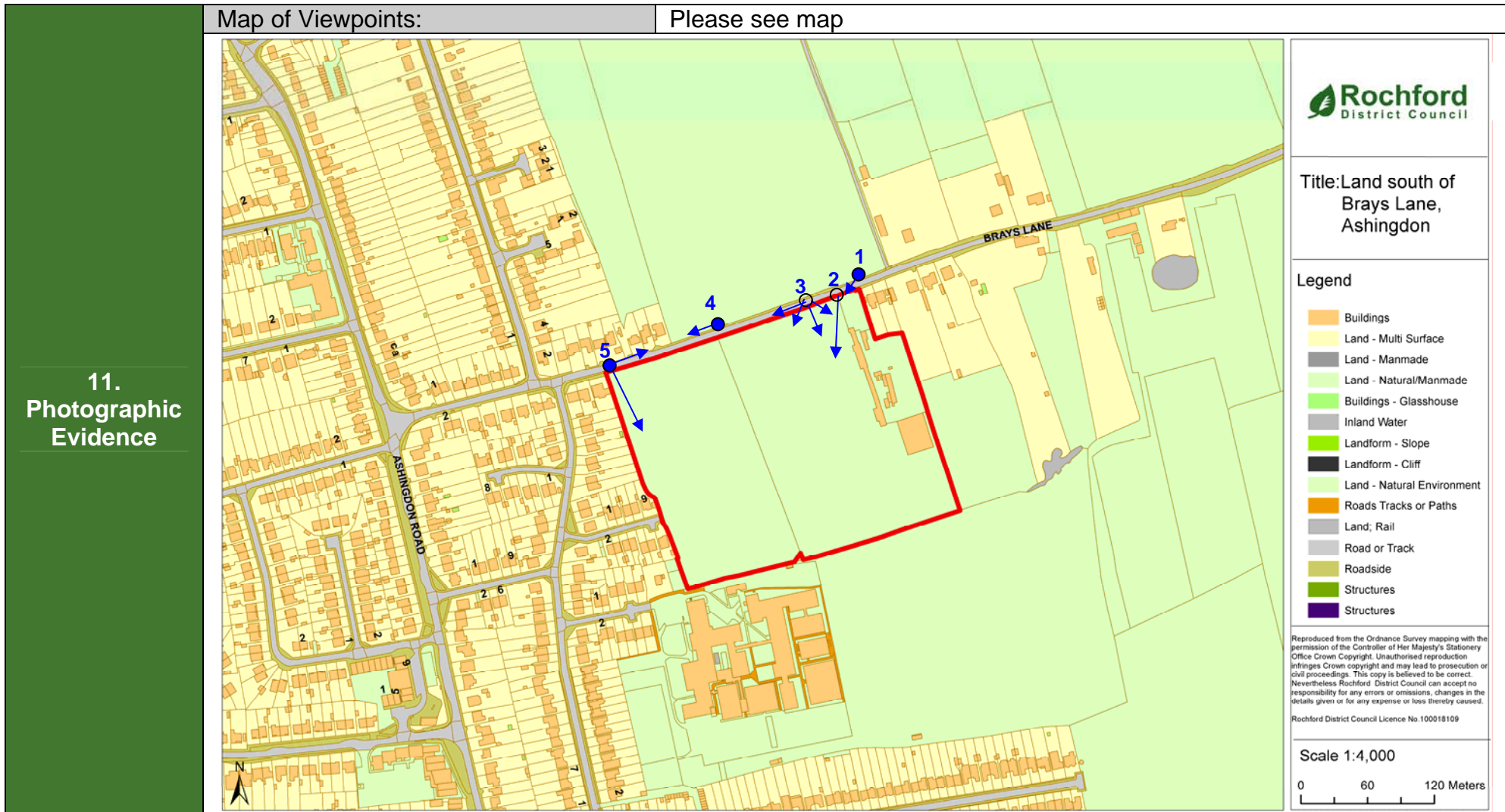
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is situated on grade 2 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significant change occurred.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
9. Site Sustainability Issues – Visual Impact	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows predominantly along the northern, western and southern boundaries of the site which provide enclosure. The hedgerow along the northern boundary is sparse in places, particularly to the north west corner and towards the north eastern corner of the site, however, there is a metal gate and transparent metal fencing proving some enclosure. There are some trees and hedgerows along the eastern boundary of the site to the east of the stables and outbuildings and along the south eastern boundary.
	Are there open views across the site? (1)	Partially	The enclosure of the site along its northern boundary with a hedgerow largely screens the site from the public highway (Brays Lane), however, the vegetation is sparse in places particularly to the north west corner and towards the north eastern corner of the site which enables some open views across the site. The site is enclosed to the western and southern boundaries and partially enclosed along its eastern boundary. The access onto the site to the north east and north west enables some open views across the site along the eastern and western approach along Brays Lane.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	5.45 hectares (gross) 50% - 2.73 hectares (net) 75% - 4.09 hectares (net)
		Estimated capacity for the site:	82-123 at 30 dwellings per hectare 96-143 at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking south east)



Viewpoint 3 (Looking south)



Viewpoint 3 (Looking south west)



Viewpoint 3 (Looking west)



Viewpoint 4



Viewpoint 5 (Looking south)



Viewpoint 5 (Looking east)

**12. Other
Issues and
Summary**

This site is an area of greenfield land located to the south of Brays Lane to the east of Ashingdon. It is adjacent to the existing residential area which is designated to the west and north west, and is well related to local services and facilities within Ashingdon such as healthcare facilities, shops and open space. There is existing access onto the site from Brays Lane. It is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site threshold of 3.81 hectares.

In terms of onsite constraints, there are 10 Tree Preservation Order (TPO) points along the southern, eastern and western boundaries of the site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The enclosure of the site along its northern boundary with a hedgerow largely screens the site from the public highway (Brays Lane), however, the vegetation is sparse in places particularly to the north west corner and towards the north eastern corner of the site which enables some open views across the site. The site is enclosed to the western and southern boundaries and partially enclosed along its eastern boundary. The access onto the site to the north east and north west enables some open views across the site along the eastern and western approach along Brays Lane.

This site is bounded by residential development to the west, a school to the south, Brays Lane to the north and residential development (although not allocated as such) and greenfield land to the east. This site would promote the creation of a defensible Green Belt boundary. As noted within the updated Sustainability Appraisal for Option EA1 (which encompasses the majority of this site) this would “have less of an impact on the integrity of the Green Belt on a wider scale, as opposed to EA2 and EA3 which extend to the north of Brays Lane.” (page 400).

This site is not situated in proximity to Rochford Conservation Area. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.


The SHLAA (2012) indicates that this site has the potential to accommodate between 82 and 123 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 96 and 143 dwellings based on a calculation of 50% and 75% developable area respectively.

This site, unlike the other sites with the general location of east Ashingdon, would enable the provision of improved access to King Edmund School.

A planning application for this site was submitted in 2011 (Ref: 11/00315/OUT) covering an area of 5.45 hectares to accommodate up to 100 dwellings, new access/bus turning facility, associated infrastructure and landscaping. This application also sought to allocate 2 hectares of land to the east of Oxford Road for the development of two football pitches. This outline application was resolved to be approved by Council at Development Committee on 14 September 2011; the Secretary of State did not call-in this application.

It is noted that the allocation of land to the east of Oxford Road was discussed by members at the LDF Sub-Committee on 21 March 2012 and it was recommended that this area should be considered for allocation for the future expansion of King Edmund School.

Land adjacent to Brayside and Little Brays, Brays Lane, Ashingdon: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	198
	Site Name:	Land adjacent to Brayside and Little Brays
	Site Location:	Brays Lane, Ashingdon
	Site Area (hectares):	0.05 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Woodland and scrubland.
	Current Use:	Woodland and scrubland
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land
	Aerial Photograph:	Please see map

			
<p>2. Constraints</p>	Flood Risk		
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	
	Commentary:		
	Infrastructure Requirements		
	New Highways Access Required:	<input checked="" type="checkbox"/>	
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	
Significant Investment in walking/public transport required:	<input type="checkbox"/>		
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>		
Commentary: This site is adjacent to Brays Lane and there is potential access onto the highway network, however,			

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	new/improved highways access onto the site would be required. Investment in walking (as there is no footpath on the north and south side of Brays Lane) and public transport would be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
3. Green Belt Impact Assessment	To check the unrestricted sprawl of large built-up areas	High	Medium	This is a small site situated to the south of Brays Lane. It is bounded by residential development to the west, Brays Lane to the north and greenfield land to the south and east. This site would not facilitate the creation of a strong and defensible Green Belt boundary. If allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the east of Ashingdon. The residential area of Rochford is situated to the south/south west, and Ashingdon is situated to the west. This site would not encourage coalescence between Ashingdon and Rochford.
	To assist in safeguarding the countryside from encroachment	High	Medium	This site is greenfield land located to the south of Brays Lane to the east of Ashingdon.
	To preserve the setting and special character of historic towns	Low		This site is not situated in proximity to Rochford Conservation Area. Its development would not undermine the setting of Ashingdon.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is greenfield land located to the south of Brays Lane to the east of Ashingdon.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is less than 800m distance from the existing residential area.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Low		This site is over 2.6km from Rochford town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	High	The nearest primary school is approximately 1.4km distance from the site. The nearest secondary school is less than 800m distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Ashingdon is approximately 1.2km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Ashingdon Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Rochford train station is approximately 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium		The site is approximately 1.6km distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	No		This site is under the approximate minimum site threshold of 3.81 hectares. It is not so well related to other sites within the general location of 'East Ashingdon'.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Brays Lane and there is potential access onto the highway network, however, new/improved highways access onto the site would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	Although the site is not in immediate proximity to TPOs, there are TPO points approximately 70m distance from the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

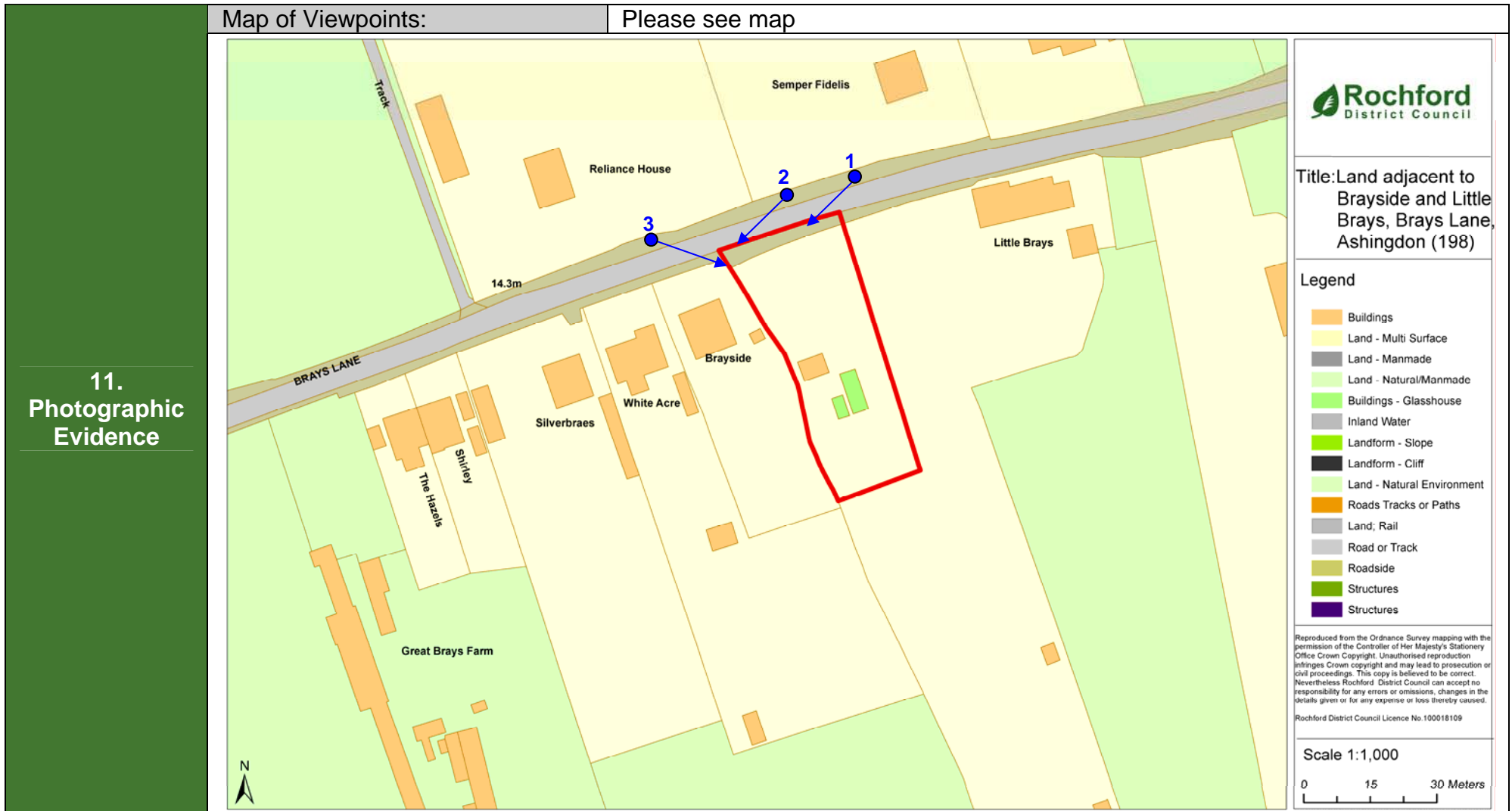
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is situated on grade 2 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	No	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significant change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes / No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	This site is an area of greenfield land which is quite densely covered with trees, hedgerows and other vegetation which provides enclosure for the site. There is a wooden gate along the northern boundary of the site. The site is bounded by residential development to the west, Brays Lane to the north and greenfield land to the south and east. The natural vegetation on the site generally provides enclosure for the site.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	Although the site is visible from Brays Lane, the relatively dense vegetation on site and the wooden gate to the north does not provide open views across it from the eastern and western approach along Brays Lane.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	0.05 hectares (gross)
		Estimated capacity for the site:	2 dwellings at 30 dwellings per hectare and 35 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3

**12. Other
Issues and
Summary**

This site is a small area of greenfield land to the south of Brays Lane to the east of Ashingdon. Although it is not adjacent to the existing residential area, it is less than 800m distance from the existing residential area, and is well related to local services and facilities within Ashingdon such as healthcare facilities, shops and open space. This site is adjacent to Brays Lane and there is potential access onto the highway network, however, new/improved highways access onto the site would be required. It is not in immediate proximity to areas of ecological interest. This site is under the approximate minimum site threshold of 3.81 hectares.

Generally there are no onsite constraints.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. Although the site is visible from Brays Lane, the relatively dense vegetation on site and the wooden gate to the north does not provide open views across it from the eastern and western approach along Brays Lane.

This site is bounded by residential development to the west, Brays Lane to the north and greenfield land to the south and east. This site would not facilitate the creation of a strong and defensible Green Belt boundary. If allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.

This site is not situated in proximity to Rochford Conservation Area. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate 2 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 and 35 dwellings per hectare. However, this site is not so well related to other sites within the general location of 'East Ashingdon'.

8 South West Hullbridge

8.1 The Rochford District Core Strategy sets out the following requirements for South West Hullbridge:

- 500 dwellings
- Local highway capacity and infrastructure improvements including improvements to Watery Lane and Watery Lane/Hullbridge Road junction
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Sustainable drainage systems
- Public open space
- Play space
- Youth facilities and community facilities
- Leisure facilities
- Link to cycle network

8.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of between 30 and 35 dwellings per hectare has been suggested as being appropriate for the sites within South West Hullbridge. The gross approximate site size has also been calculated for 50% and 75% developable areas.

500 dwellings/30dph = **16.67** hectares (net)

16.67 hectares is 50% of **33.33** hectares (gross)

16.67 hectares is 75% of **22.22** hectares (gross)

500 dwellings/35dph = **14.29** hectares (net)

14.29 hectares is 50% of **28.58** hectares (gross)

14.29 hectares is 75% of **19.05** hectares (gross)

8.3 For approximately 500 dwellings, a minimum site size of 19.05 hectares would be required.

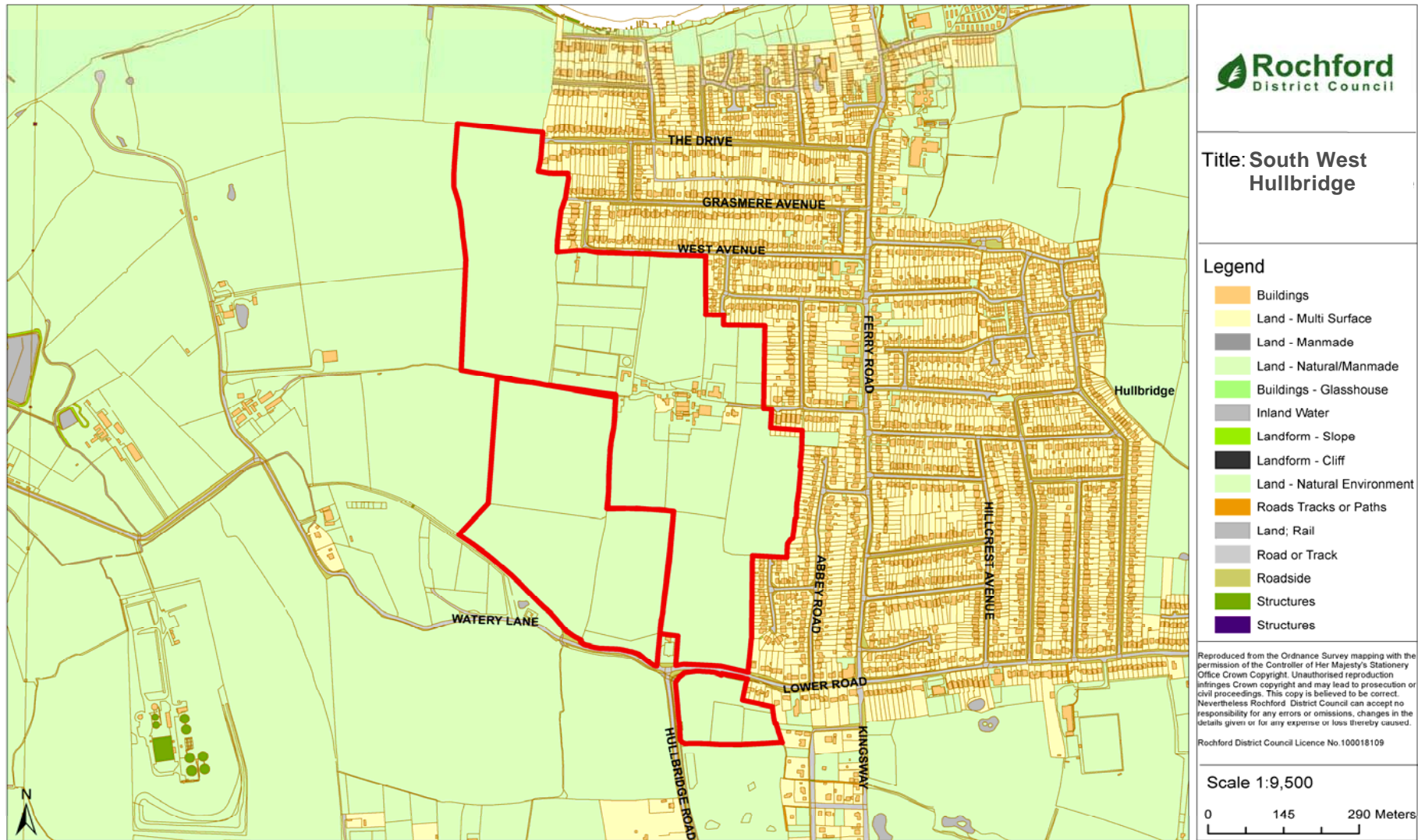



Figure 6 – Sites assessed within the general location of South West Hullbridge

Land south west of Hullbridge: Screened Sites Assessment Proforma (Forming part of Options SWH1-4)		
1. Site Information	'Call for Sites' Reference:	15; 66; 124; 170; 174; 208a; 208b; 208c
	Site Name:	Land south west of Hullbridge
	Site Location:	Hullbridge
	Site Area (hectares):	Approximately 32 hectares
	Restrictions to Developable Area:	Coastal Protection Belt. Tree Preservation Order (TPO) areas and TPO points.
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Several large agricultural buildings and three dwellings on site. Increase in height of the land northwards from Lower Road. Trees, hedgerows and fencing on site. Watercourse along the northern boundary of the site.
	Current Use:	Agricultural
	Proposed Use:	Residential; employment; education; recreational
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land
	Aerial Photograph:	Please see map

2. Constraints		
	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
	Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: This site is adjacent to Lower Road to the south and other minor roads to the east. Although there is existing access onto the site via Malyons Lane, for the number of dwellings identified for this general location, two access points onto the highway network would be required. Furthermore, the updated Sustainability Appraisal suggests that “pedestrian links to the east would be recommended to prevent a possible negative impact on the village’s existing highway network, and to encourage more sustainable transport to the village’s services.” (page 434). Some investment in the existing sewerage network may be required. Some investment in walking and public transport may also be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	High	Medium	This site is situated to the north of Lower Road and to the west of Ferry Road. It is bounded by residential development to the north and east, Lower Road to the south and agricultural land to the west. This site generally follows natural field boundaries and has the potential to ensure that a defensible Green Belt boundary could be maintained.
	To prevent neighbouring towns from merging into one another	Medium	Low	This site is located to the south west of Hullbridge. It is broadly situated between the existing residential area of Hullbridge to the east / north east and Rayleigh to the south west.
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the north of Lower Road and to the west of Ferry Road to the south west of Hullbridge.
	To preserve the setting and special character of historic towns	Low		This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the north of Lower Road and to the west of Ferry Road to the south west of Hullbridge.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the east.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Ferry Road.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Hullbridge is less than 800m distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Hullbridge is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Lower Road and Ferry Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train station to the site is in Rayleigh which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services in Hullbridge are situated on Ferry Road. These are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
<p>5. Site Sustainability Issues – Site Restraints</p>	<p>If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)</p>	<p>-</p>	<p>The site is over the approximate minimum site threshold of 19.05 hectares.</p>
	<p>Are there features on site which have the potential to constrain development? (1, 4, 7, 11)</p>	<p>Yes</p>	<p>There are TPO points towards the northern boundary of the site to the south of West Avenue/Windermere Avenue. There are also two TPO points on the north / north eastern boundary of the site at the end of Grasmere Avenue. There is also a telecommunications mast on site.</p>
	<p>Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)</p>	<p>No</p>	
	<p>Is the site well related to the highway network? (1, 2, 8, 9)</p>	<p>Yes</p>	<p>This site is adjacent to Lower Road to the south and other minor roads to the east. Although there is existing access onto the site via Malyons Lane, for the number of dwellings identified for this general location, two access points onto the highway network would be required. Furthermore, the updated Sustainability Appraisal suggests that “pedestrian links to the east would be recommended to prevent a possible negative impact on the village’s existing highway network, and to encourage more sustainable transport to the village’s services.” (page 434).</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to a Ramsar Site? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	Although not in immediate proximity there is a Local Wildlife Site (R2. Hullbridge Road Meadow) further to the south/south west of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There are TPO points towards the northern boundary of the site to the south of West Avenue/Windermere Avenue. There are also two TPO points on the north / north eastern boundary of the site at the end of Grasmere Avenue.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is potential for extensive surviving deposits, due to relatively little modern disturbance within Historic Environment Character Zone 36.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

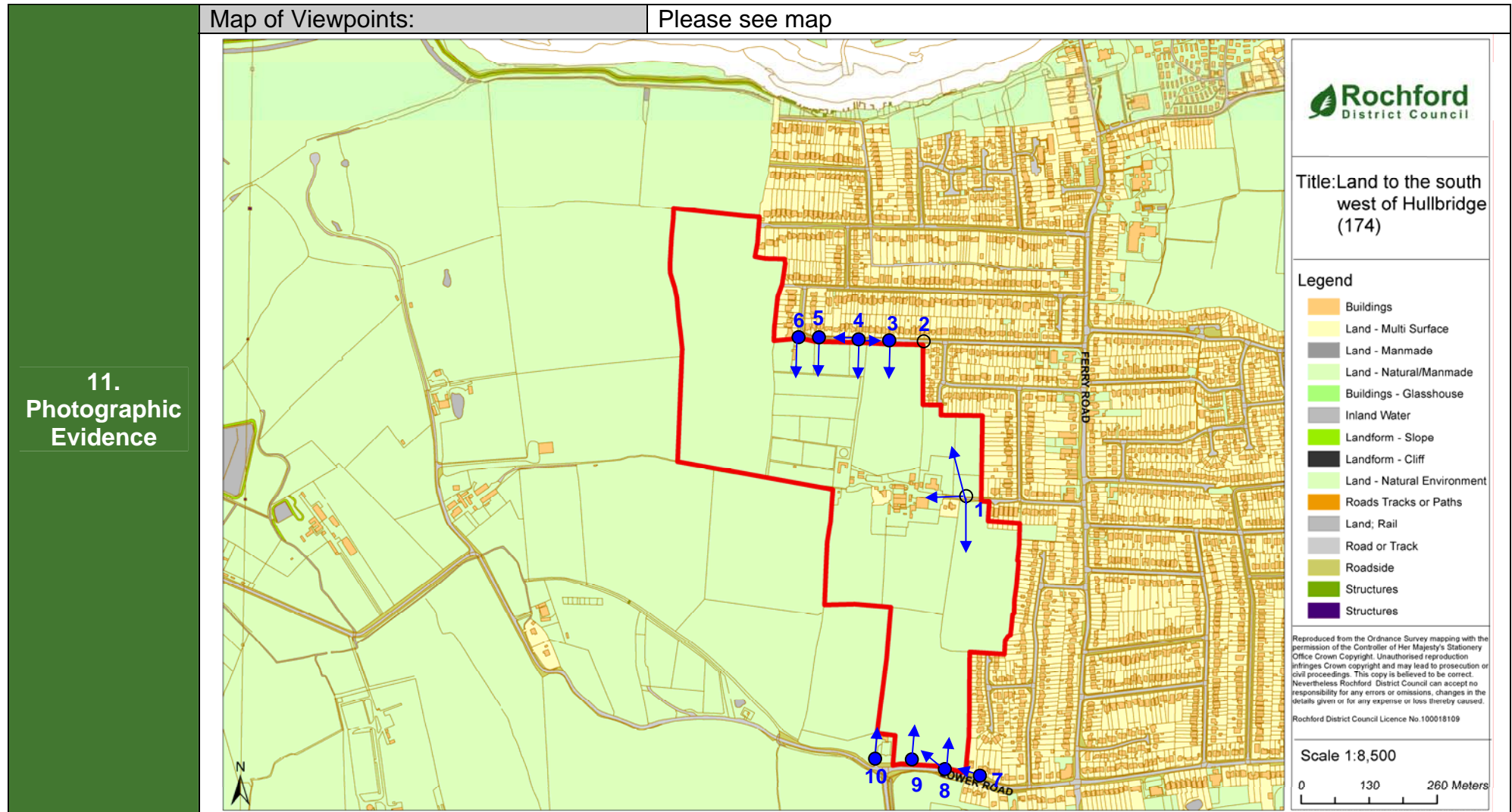
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	Yes	The northern section of the site is situated within the Coastal Protection Belt (although to a greater extent than Option SWH1). However, it is noted that the updated Sustainability Appraisal (for Option SWH1) highlighted that “If the land to the south of the designated Coastal Protection Belt was developed (between Lower Road and Malyons Farmhouse) and the section to the north currently in the Coastal Protection Belt was left undeveloped then this would potentially undermine the robustness of the Green Belt boundary in the locality and its openness on a wider scale. Nevertheless, this area could be designated as public open space within this option to maintain this landscape and designation.” (page 438). However the updated Sustainability Appraisal also noted sustainability concerns in relation to such an approach.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 36. This zone extends to the north west of Hullbridge to meet the River Crouch. The open area is sensitive to development.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are some trees and hedgerows along the northern boundary of the site (along West Avenue and to the far north west) and predominantly along the western boundary which provides some enclosure of the site. There are also trees and hedgerows along the northern and southern sides of Malyons Lane. The site is enclosed by residential development along its northern and eastern boundaries. There are trees and hedgerows along the southern boundary which enclose the site.
	Site Sustainability Indicators	Rating	Commentary
Are there open views across the site? (1)	Partially	The site is generally well enclosed by trees and hedgerows along its southern, western and northern boundaries, although the vegetation is sparse in places along the northern boundary (for example along West Avenue) which provides views of the site from the north. Generally the site is screened from Malyons Lane. Although the site is enclosed along its southern boundary, the topography of the site increases the open views of the site from the Lower Road. The residential development to the south east screens the site from the eastern approach along Lower Road. The presence of a building to the south west provides some screening of the site from the southern approach along Hullbridge Road and the trees along the northern boundary of Watery Lane screen the site from the western approach. There are some open views across the site from the public highway.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'South West Hullbridge' from the SHLAA, 2012)
		Net development site area (in hectares):	32 hectares (gross) 50% - 16 hectares (net) 75% - 24 hectares (net)
		Estimated capacity for the site	480-720 at 30 dwellings per hectare 560-840 at 35 dwellings per hectare





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking west)



Viewpoint 1 (Looking north)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking east)



Viewpoint 4 (Looking south)



Viewpoint 4 (Looking west)



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8 (Looking north)



Viewpoint 8 (Looking northwest)



Viewpoint 9



Viewpoint 10

12. Other
Issues and
Summary

This site is an area of open grade 3 agricultural land located to the north of Lower Road and to the east of Ferry Road to the south west of Hullbridge. It is adjacent to the existing residential area which is designated to the east, and is well related to local services and facilities within Hullbridge such as healthcare facilities, shops and open space. This site is adjacent to Lower Road to the south and other minor roads to the east, which could be allocated for pedestrian use. However, two access points onto the highway network would be required. It is not in immediate proximity to areas of ecological interest, however, there are designated areas to the north of the site along the banks of the river Crouch, and there is a Local Wildlife Site further to the south/south west of the site. The site is over the approximate minimum site threshold of 19.05 hectares.

There are TPO points towards the northern boundary of the site to the south of West Avenue/Windermere Avenue. There are also two TPO points on the north/north eastern boundary of the site at the end of Grasmere Avenue. There is also a telecommunications mast on site. There is an increase in the height of the land northwards from Lower Road and the northern section of the site is within the Coastal Protection Belt (which is a landscape quality designation). The Coastal Protection Belt is identified in the Rochford District Core Strategy as being one of the most important landscape assets of the District, and one of the objectives of the Core Strategy is to direct development away from the Coastal Protection Belt. If part of this site was developed, for example the area to the north of Malyons Lane, this would not have a significant impact on the openness of the Coastal Protection Belt within this location.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The site is generally well enclosed by trees and hedgerows along its southern, western and northern boundaries, although the vegetation is sparse in places along the northern boundary (for example along West Avenue) which provides views of the site from the north. Generally the site is screened from Malyons Lane. Although the site is enclosed along its southern boundary, the topography of the site increases the open views of the site from the Lower Road. The residential development to the south east screens the site from the eastern approach along Lower Road. The presence of a building to the south west provides some screening of the site from the southern approach along Hullbridge Road and the trees along the northern boundary of Watery Lane screen the site from the western approach. There are some open views across the site from the public highway.


This site is situated to the north of Lower Road and to the west of Ferry Road. It is bounded by residential development to the north and east, Lower Road to the south and agricultural land to the west. This site generally follows natural field boundaries and has the potential to ensure that a defensible Green Belt boundary could be maintained.

This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 480 and 720 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 560 and 840 dwellings based on a calculation of 50% and 75% developable area respectively.

The updated Sustainability Appraisal observed that “Both Option SWH1 and SWH2 have a similar arrangement in this general location and subsequently have comparable sustainability implications, however, whilst Option SWH2 performs well against the sustainability objectives, Option SWH1 performs even stronger due to its potential lesser impact on landscape character.” (page 41). Option SWH1 encompasses this site minus the field to the north west.

Land to the north of Watery Lane, Hullbridge: Screened Sites Assessment Proforma (Forming part of Options SWH2 and SWH4)		
1. Site Information	'Call for Sites' Reference:	218
	Site Name:	Land to the north of Watery Lane
	Site Location:	Hullbridge
	Site Area (hectares):	13.4 hectares
	Restrictions to Developable Area:	Sewer main follows southern boundary. Overhead lines on the south east corner.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Agricultural land. Increase in height of the land northwards from Watery Lane. Watercourse along the southern boundary of the site. Trees, hedgerows and fencing on site.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land
Aerial Photograph:	Please see map	

<p>2. Constraints</p>		
	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
	Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site is adjacent to Watery Lane to the south, however, new highways access onto the site would be required. Some investment in the existing sewerage network may be required. Investment in walking (as there is no public footpath along the northern side of Lower Road or Watery Lane) and public transport would be required.		
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
3. Green Belt Impact Assessment	To check the unrestricted sprawl of large built-up areas	High	This site is situated to the north of Watery Lane. It is bounded by Watery Lane to the south and agricultural land to the west, north and east. Although this site generally follows natural field boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.
	To prevent neighbouring towns from merging into one another	Medium	This site is located to the south west of Hullbridge. It is broadly situated between the existing residential area of Hullbridge further to the east / north east and Rayleigh to the south west.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the north of Watery Lane to the south west of Hullbridge.
	To preserve the setting and special character of historic towns	Low	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the north of Watery Lane to the south west of Hullbridge.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is less than 800m distance to the existing residential area which is designated to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Ferry Road.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Hullbridge is approximately 1.5km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery in Hullbridge is approximately 1.2km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along Lower Road and Hullbridge Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train station to the site is in Rayleigh which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services in Hullbridge are situated on Ferry Road. These are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium		The site is approximately 900m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes		The site is under the approximate minimum site threshold of 19.05 hectares. The site is better related to the site to the east (located to the north of Lower Road) within the general location of 'South West Hullbridge'. It is less well related and is segregated from the site to the south of Lower Road by roads.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes		It is noted that there is a sewer main which follows the southern boundary of the site, and overhead lines on the south east corner.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Watery Lane to the south, however, new highways access onto the site would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to a Ramsar Site? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	This site is not in immediate proximity to this designation, however, there is an area designated to the north of the site along the banks of the river Crouch.
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	Although not in immediate proximity there is a Local Wildlife Site (R2. Hullbridge Road Meadow) further to the south/south east of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is potential for extensive surviving deposits, due to relatively little modern disturbance within Historic Environment Character Zone 36.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

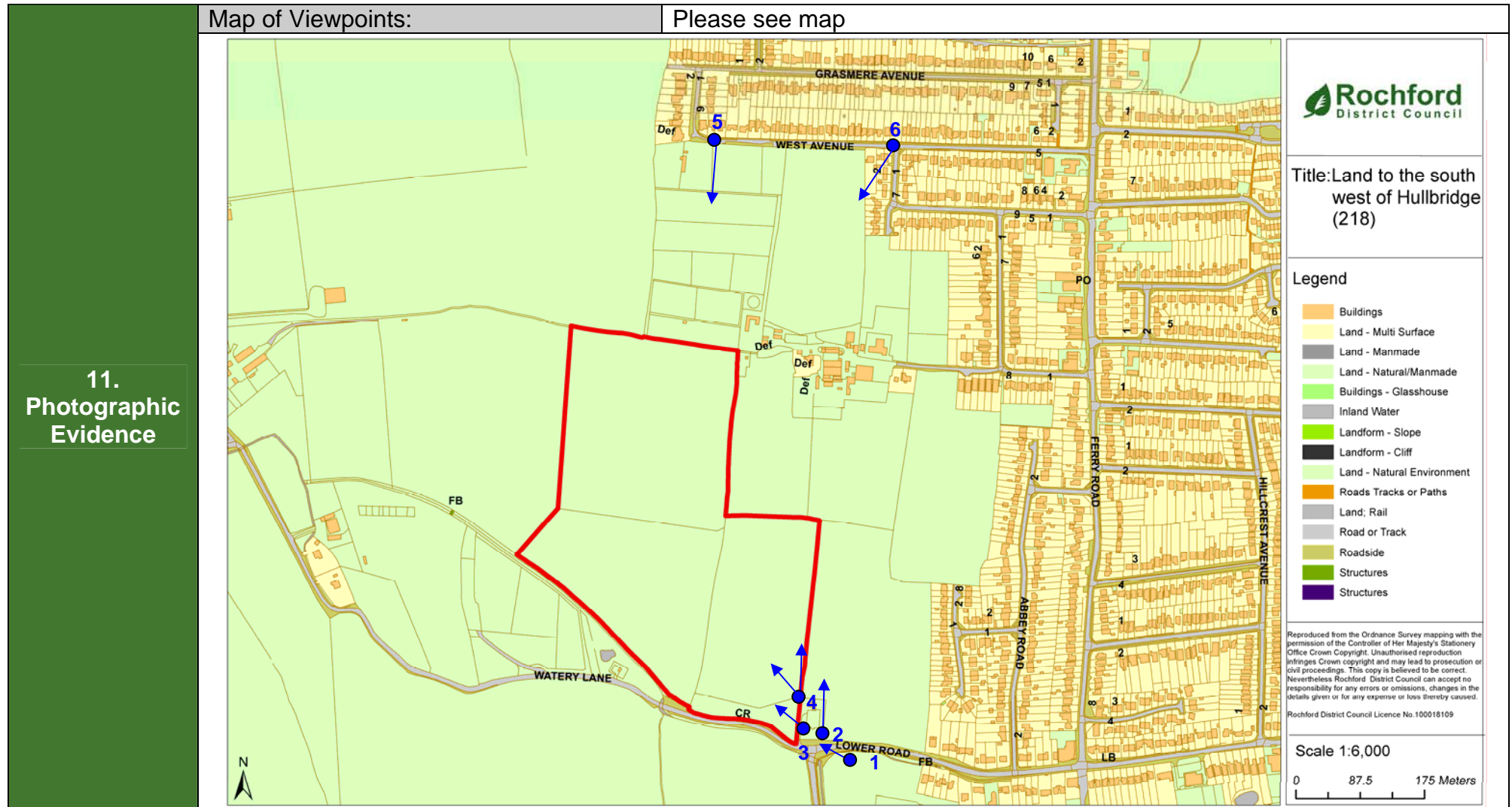
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	It is noted that the Coastal Protection Belt is adjacent to the site along its northern boundary.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 36. This zone extends to the north west of Hullbridge to meet the River Crouch. The open area is sensitive to development.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the eastern, southern and northern boundaries which provide enclosure for the site. However, the site is not enclosed along its western boundary.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The trees and hedgerows along the northern, eastern and western boundaries of the site screen it from view. Although the site is not enclosed along its western boundary, the trees and hedgerows along the northern side of Watery Lane generally screen the site from the western approach. The trees and hedgerows along the eastern and south eastern boundary, and the building to the south east of the site, largely screen it from the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, where there is a transparent, metal gate to the south east corner, there are some views of the site from the public highway. Generally however there are not open views across the site, despite the northwards incline from Watery Lane.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	13.40 hectares (gross) 50% - 6.70 hectares (net) 75% - 10.05 hectares (net)
		Estimated capacity for the site:	201-302 at 30 dwellings per hectare 235-352 at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking north/north west)



Viewpoint 4 (Looking north)



Viewpoint 5



Viewpoint 6

**12. Other
Issues and
Summary**

This site is grade 3 agricultural land located to the north of Watery Lane to the south west of Hullbridge. Although it is not adjacent to the existing residential area which is designated to the east, it is in proximity, and it is reasonably well related to local services and facilities within Hullbridge such as healthcare facilities, shops and open space. This site is adjacent to Watery Lane to the south; however, new highways access onto the site would be required. It is not in immediate proximity to areas of ecological interest, however, there are designated areas to the north of the site along the banks of the river Crouch, and there is a Local Wildlife Site further to the south / south west of the site. The site is under the approximate minimum site threshold of 19.05 hectares.

In terms of onsite constraints, there is a sewer main also follows the southern boundary of the site and there are overhead lines on the south east corner. There is an increase in the height of the land northwards from Watery Lane, and the Coastal Protection Belt (which is a landscape quality designation) is adjacent to the site along its northern boundary.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The trees and hedgerows along the northern, eastern and western boundaries of the site screen it from view. Although the site is not enclosed along its western boundary, the trees and hedgerows along the northern side of Watery Lane generally screen the site from the western approach. The trees and hedgerows along the eastern and south eastern boundary, and the building to the south east of the site, largely screen it from the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, where there is a transparent, metal gate to the south east corner, there are some views of the site from the public highway. Generally however there are not open views across the site, despite the northwards incline from Watery Lane.


This site is bounded by Watery Lane to the south and agricultural land to the west, north and east. Although this site generally follows natural field boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which could undermine its defensibility.

This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South West Hullbridge' as set out within the Rochford District Core Strategy. Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 201 and 302 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 235 and 352 dwellings based on a calculation of 50% and 75% developable area respectively. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

The site is better related to the site to the east – located to the north of Lower Road (ref: 15; 66; 124; 170; 174; 208a; 208b; 208c) within the general location of 'South West Hullbridge'. It is less well related and is segregated from the site to the south of Lower Road (ref: 17) by roads.

Land to the south east of the junction at Hullbridge Road and Lower Road, Hullbridge: Screened Sites Assessment Proforma (Forming part of Option SWH4)		
1. Site Information	'Call for Sites' Reference:	17
	Site Name:	Land to the south east of the junction at Hullbridge Road and Lower Road
	Site Location:	Hullbridge
	Site Area (hectares):	2.23 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Predominately grassland used for grazing. Relatively flat. Trees and hedgerows along the boundaries of the site. Watercourse along the northern, eastern, southern and western boundaries. Main surface water drainage route to Watery Lane on site.
	Current Use:	Agricultural – short term grazing use
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; golf course
Aerial Photograph:	Please see map	

	
<p>2. Constraints</p>	<p>Flood Risk</p>
	<p>Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/></p>
	<p>Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/></p>
	<p>Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/></p>
	<p>Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/></p>
	<p>Commentary:</p>
	<p>Infrastructure Requirements</p>
	<p>New Highways Access Required: <input checked="" type="checkbox"/></p>
	<p>Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/></p>
	<p>Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/></p>
<p>Significant Investment in walking/public transport required: <input type="checkbox"/></p>	
<p>Flood Risk Mitigation Measures Required: <input type="checkbox"/></p>	
<p>Commentary: This site is adjacent to Lower Road and Hullbridge Road, however, new highways access would be required. Some investment in the existing sewerage network may be required. Some investment in walking and public transport may be required.</p>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Low		This site is located to the south of Lower Road and to the east of Hullbridge Road. It is enclosed by residential development to the east, Lower Road and Hullbridge Road to the north and west respectively and a golf course to the south. The enclosure of the site would promote a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Medium	Low	This site is located to the south west of Hullbridge. It is broadly situated between the existing residential area of Hullbridge to the north east and Rayleigh to the south west.
	To assist in safeguarding the countryside from encroachment	Medium		This is greenfield land to the south west of Hullbridge currently used for grazing.
	To preserve the setting and special character of historic towns	Low		This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This is greenfield land to the south west of Hullbridge currently used for grazing.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Ferry Road.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Hullbridge is approximately 1.3km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor's surgery in Hullbridge is approximately 950m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Lower Road and Hullbridge Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low	The nearest train station to the site is in Rayleigh which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services in Hullbridge are situated on Ferry Road. These are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	The site is under the approximate minimum site threshold of 19.05 hectares. The site is generally well related to the other sites within the general location of 'South West Hullbridge', to the north of Lower Road and Watery Lane. However, it is segregated from these sites by roads.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Lower Road and Hullbridge Road, however, new highways access would be required.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	Although not in immediate proximity there is a Local Wildlife Site (R2. Hullbridge Road Meadow) approximately 250m to the south/south east of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 37 with little modern development. There is high potential for a wide range of surviving deposits with relatively little modern disturbance.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

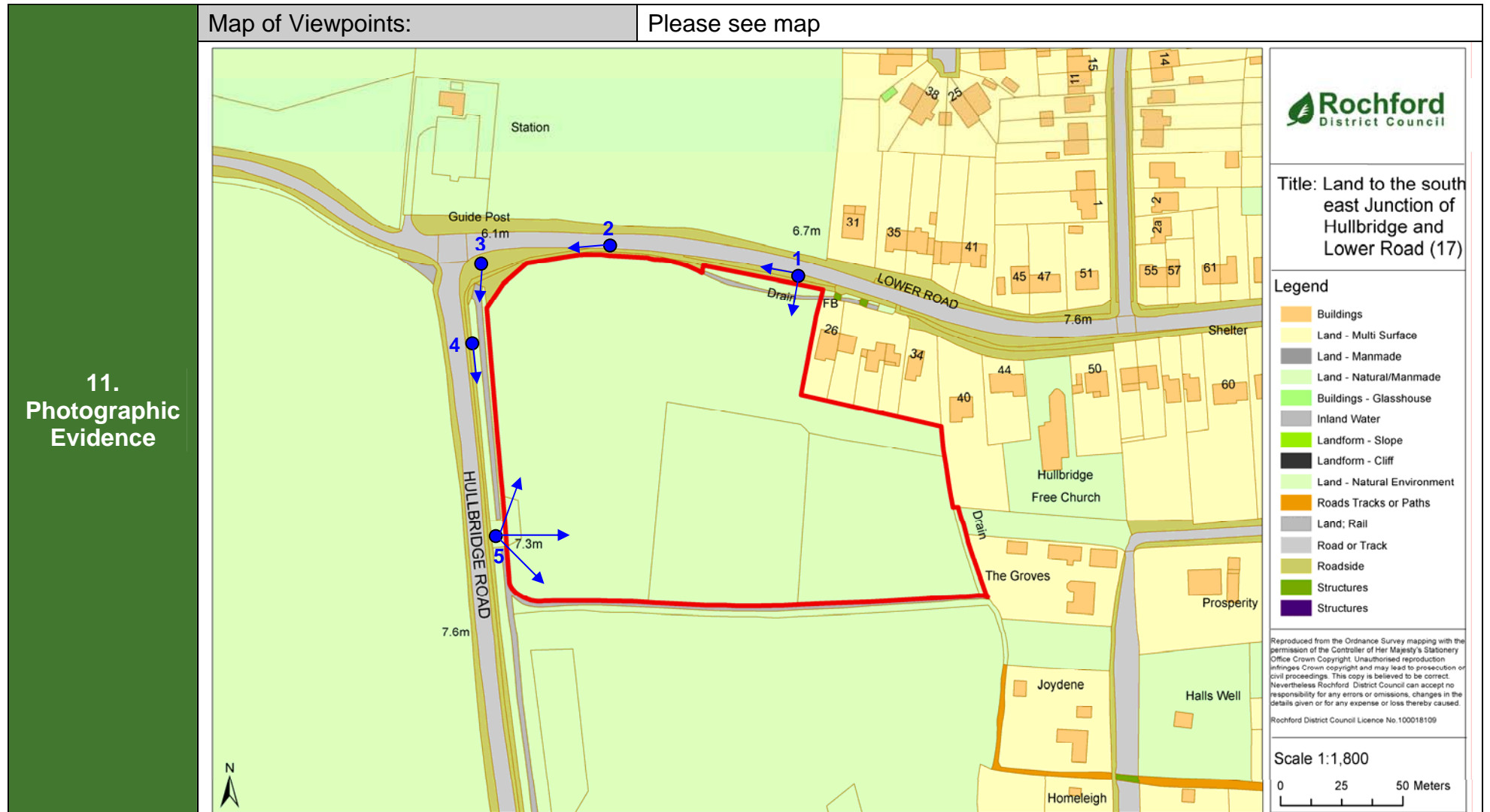
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land, however, it is not currently used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares).
Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 37. The open landscape and surviving deposits are sensitive to change.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the northern, eastern, western and southern boundaries of the site which provide enclosure. However, where there is low, transparent fencing and a gate located towards the south western corner of the site, the vegetation is sparser. This site is generally well enclosed.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The trees and hedgerows enclose the site and generally screen it from view from the western approach along Watery Lane, the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, the lack of vegetation towards the south western corner, where there is low transparent fencing and a gate, provides open views of the site from Hullbridge Road to the west. There are some open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	2.23 hectares (gross) 50% - 1.12 hectares (net) 75% - 1.67 hectares (net)
		Estimated capacity for the site:	34-50 at 30 dwellings per hectare 39-59 at 35 dwellings per hectare





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking west)



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5 (Looking east/south east)



Viewpoint 5 (Looking east/north east)



Viewpoint 5 (Looking east)

12. Other
Issues and
Summary

This site is an area of grazing land located to the south of Lower Road and east of Hullbridge Road to the south west of Hullbridge. It is adjacent to the existing residential area which is designated to the east, and is generally well related to local services and facilities within Hullbridge such as healthcare facilities, shops and open space. Although this site is adjacent to Lower Road and Hullbridge Road, new highways access would be required. It is not in immediate proximity to areas of ecological interest. The site is under the approximate minimum site threshold of 19.05 hectares.

There are generally no onsite constraints. In terms of landscape impact, this site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares). The trees and hedgerows enclose the site and generally screen it from view from the western approach along Watery Lane, the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, the lack of vegetation towards the south western corner, where there is low transparent fencing and a gate, provides open views of the site from Hullbridge Road to the west. There are some open views across the site.

This site is enclosed by residential development to the east, Lower Road and Hullbridge Road to the north and west respectively and a golf course to the south. The enclosure of the site would promote a strong and defensible Green Belt boundary.

This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 34 and 50 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 39 and 59 dwellings based on a calculation of 50% and 75% developable area respectively.

However, this site is generally well related to the other sites within the general location of 'South West Hullbridge', to the north of Lower Road (ref: 15; 66; 124; 170; 174; 208a; 208b; 208c) and to the north of Watery Lane (ref: 218). However, it is segregated from these sites by roads.

9 South Canewdon

9.1 The Rochford District Core Strategy sets out the following requirements for South Canewdon:

- 60 dwellings
- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Sustainable drainage systems
- Play space

9.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of 30 dwellings per hectare has been suggested as being appropriate for the sites within South Canewdon. The gross approximate site size has also been calculated for 50% and 75% developable areas.

60 dwellings/30dph = 2 hectares (net)

2 hectares is 50% of **4.00** hectares (gross)

2 hectares is 75% of **2.67** hectares (gross)

9.3 For approximately 60 dwellings, a minimum site size of 2.67 hectares would be required.

9.4 The updated Sustainability Appraisal suggested that if Option SC3 with the Discussion and Consultation Document is taken forward in the Allocations process, then the boundary of this option should be amended to exclude the small site to the west of the road leading to St Nicholas Church, and if possible extended northwards towards St Nicholas Church. As such the site to the west of Ash Green (reference WAG1) has been included within this assessment. All of the sites have been assessed using the same methodology.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

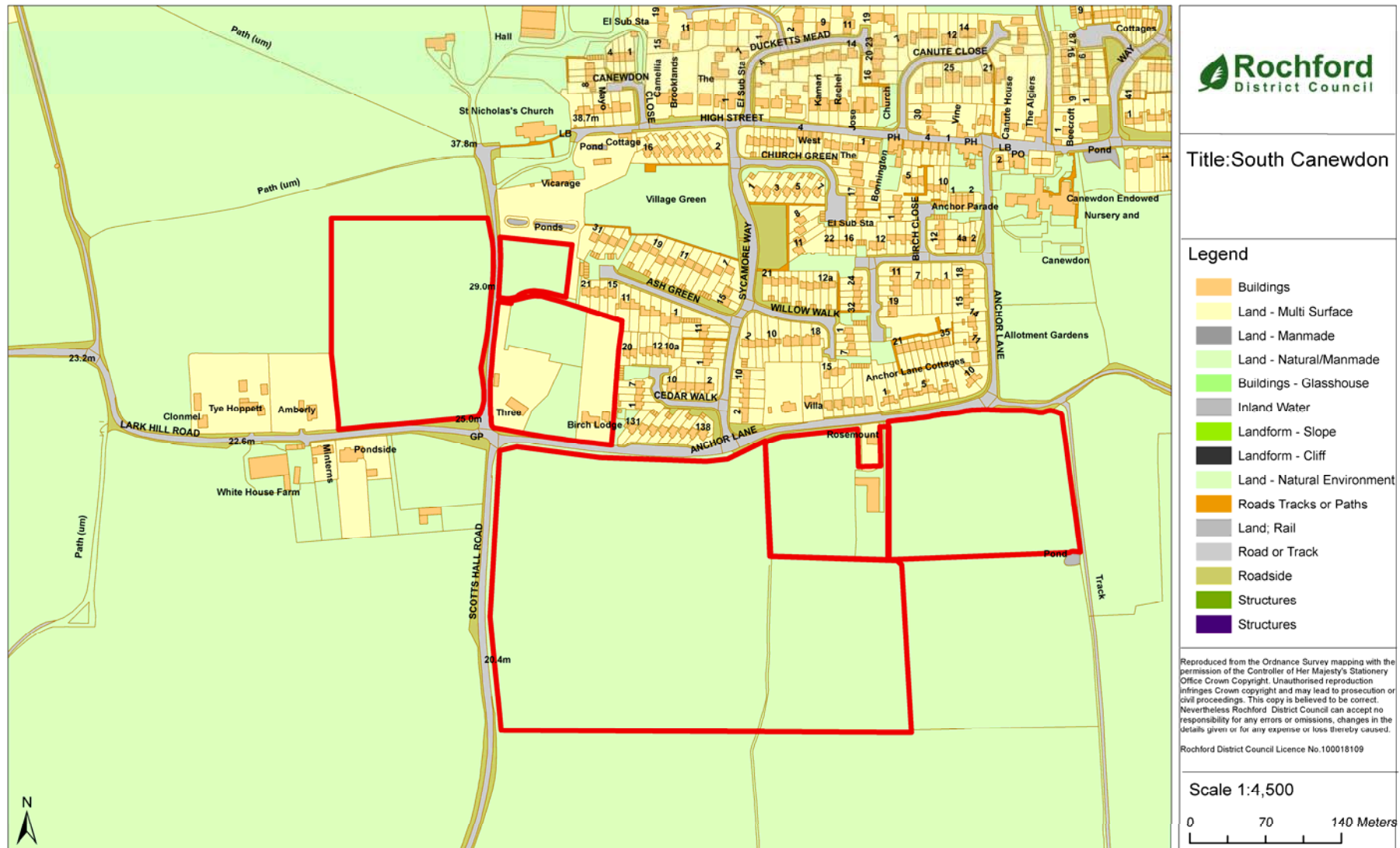



Figure 7 – Sites assessed within the general location of South Canewdon

Land at Three Acres and Birch Lodge, Canewdon: Screened Sites Assessment Proforma (Forming part of Options SC3 and SC4)		
1. Site Information	'Call for Sites' Reference:	4
	Site Name:	Land at Three Acres and Birch Lodge
	Site Location:	Anchor Lane, Canewdon
	Site Area (hectares):	1.4 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land with some previously developed land. Two dwellings and a disused riding school on site. Trees and hedgerows on site. Increase in the height of the land northwards from Anchor Lane. Low, transparent wooden fencing predominantly along the northern, western and eastern boundaries of the site. Watercourse along the western boundary of the site which is diverted underground at the southern end. Trees and hedgerows along the western, northern, southern and eastern boundaries of the site. Two entrances providing access to two dwellings from Anchor Lane. Areas of hardstanding on site. Anchor Lane to the south and a road to the west of the site.
	Current Use:	Residential; paddock
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land; Green Belt/agricultural land
Aerial Photograph:	Please see map	

	
2. Constraints	Flood Risk
	Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/>
	Commentary:
	Infrastructure Requirements
	New Highways Access Required: <input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input type="checkbox"/>	
Commentary: There is existing access onto the highway network from the two dwellings on site. Some investment in	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	the existing sewerage network may be required. Investment in walking (as there is no public footpath along the north side of Anchor Lane) would be required and investment in public transport may also be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. It is bounded by roads to the south and west, residential development to the east and greenfield land to the north. This site would enable the creation of a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.
	To assist in safeguarding the countryside from encroachment	Low	The dwellings on site are previously developed land, however, the garden areas/disused riding school are greenfield land. This site would not encroach onto agricultural land.
	To preserve the setting and special character of historic towns	High	The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	The site is predominantly greenfield land with some previously developed land adjacent to the existing residential area of Canewdon to the north of Anchor Lane.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is adjacent to the existing residential area to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.	
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No		The site is under the approximate minimum site threshold of 2.67 hectares. There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road and to the south of Anchor Lane, although this site has a better relationship with the site to the west of Ash Green. Other sites are not so well related to this site. The updated Sustainability Appraisal of the Allocations Discussion and Consultation Document recommends that this site, if taken forward, should be extended northwards to include the site directly to the north (the area to the west of Ash Green).

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the highway network from the two dwellings on site.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	The site is not immediately adjacent to a Local Wildlife Site. However, it is notable that R30. Butts Hill Pond and R31. The Finches Local Wildlife Sites are located to the north east and east of the site respectively.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	There are no TPO areas or points in immediate proximity to the site, however, there are several TPO points to the north of the site within the Canewdon Church Conservation Area. These are between 120m and 160m north/north east of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of change discoveries supplemented by some field work. There is high potential for surviving deposits.

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated. This site also includes some areas of previously developed land, however.

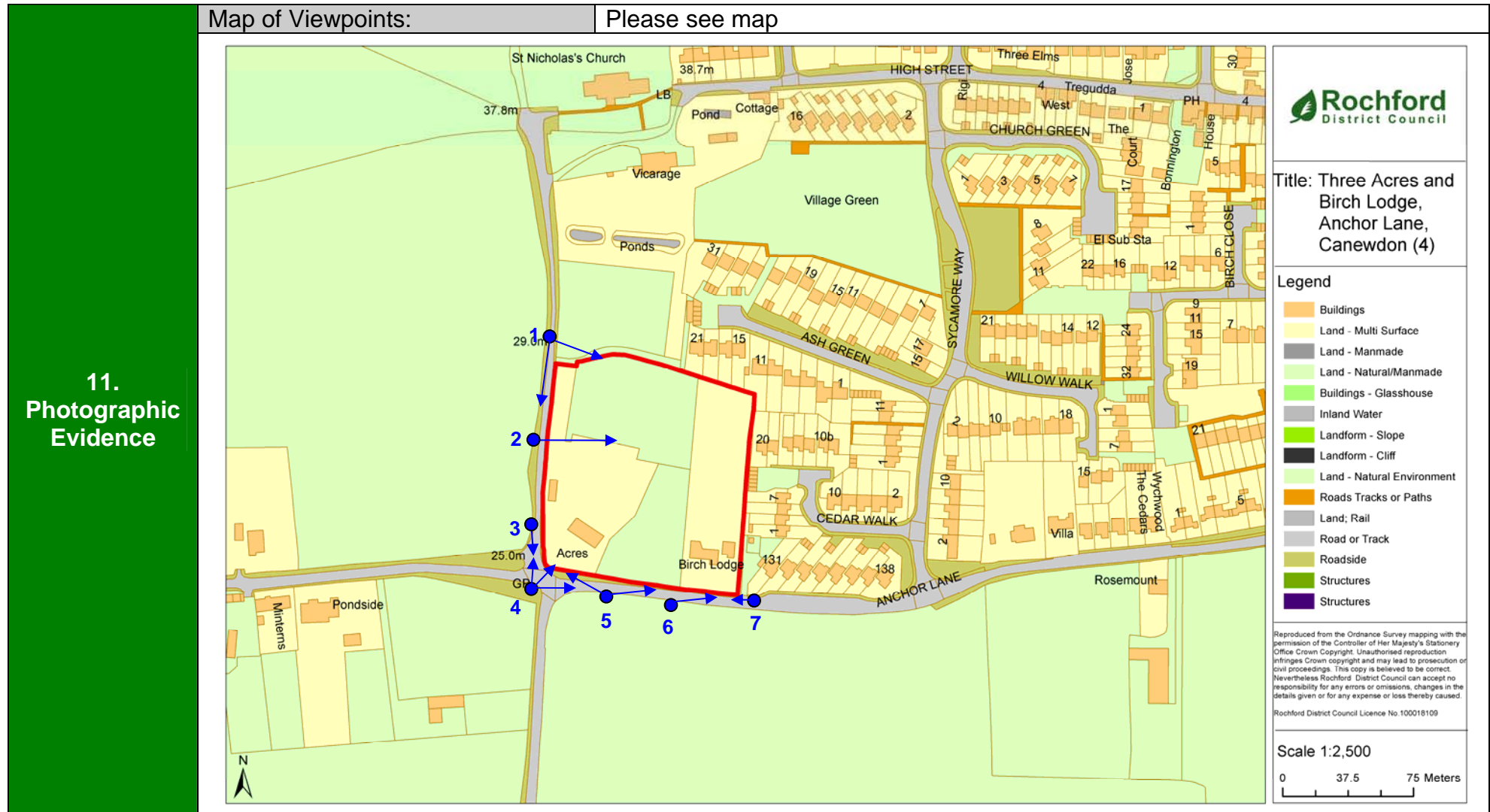
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary	
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No		The dwellings on site are previously developed land, but the garden areas/disused riding school are greenfield land.
	Is the site situated on agricultural land? (1, 3, 7)	No		Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No		Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes		
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes		
	Site Sustainability Indicators	Rating	Commentary	
	Is the site situated on high quality agricultural land? (1, 3, 7)	-		Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium		This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High		This site is situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary	
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the western and northern boundaries of the site providing enclosure. It is enclosed by dwellings, garden areas and garages to the east, although there are also trees and hedgerows along the eastern boundary enclosing the site. The site is largely enclosed along the southern boundary fronting Anchor Lane, although the cover is more open in places, particularly along the frontage of the two dwellings.	
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary	
	Are there open views across the site? (1)	Obscured/ Partially	The site is well enclosed to the north and west in particular, which generally screens the site from the public highway to the west (from the western approach along Anchor Lane and the road running along the western boundary of the site to St Nicholas Church). The presence of the two dwellings and access points along the southern boundary provide partial open views of the frontage of the site from Anchor Lane, however, the trees and hedgerows largely screen the site from the public highway on the southern approach from Scotts Hall Road. The site is particularly open along the south eastern boundary of the site, and enables some views of the site from the eastern approach along Anchor Lane, but the presence of a dwelling ensures that there are not open views across the site. The site is generally well screened from the public highway and does not afford open views across it.	
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare	
		Net development site area (in hectares):	1.4 hectares (gross) 75% - 1.05 hectares (net) 90% - 1.26 hectares (net)	
		Estimated capacity for the site:	32 - 38 dwellings	





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking east/south east)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking north east)



Viewpoint 4 (Looking north/north east)



Viewpoint 4 (Looking east)



Viewpoint 5 (Looking east)



Viewpoint 5 (Looking west)



Viewpoint 6



Viewpoint 7

**12. Other
Issues and
Summary**

This site is predominantly greenfield land with some previously developed land consisting of two dwellings, garden areas and a disused riding school located to the north of Anchor Lane. It is located adjacent to existing residential development which is designated to the east. There is existing access onto the highway network from the two dwellings on site. It is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest. However, the site is under the approximate minimum site threshold of 2.67 hectares.

There are no onsite constraints as such.

The height of the land increases northwards from Anchor Lane towards the St Nicholas Church.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site. It is well enclosed along its northern and western boundaries in particular, which generally screens the site from the public highway to the west. The presence of the two dwellings and access points along the southern boundary provide partial open views of the frontage of the site from Anchor Lane, however, the trees and hedgerows largely screen the site from the public highway on the southern approach from Scotts Hall Road. The site is particularly open along the south eastern boundary of the site, and enables some views of the site from the eastern approach along Anchor Lane, but the presence of a dwelling ensures that there are not open views across the site. The site is generally well screened from the public highway and does not afford open views across it.

It is bounded by Anchor Lane to the south and a road to the west (leading to St Nicholas Church), residential development to the east and greenfield land to the north. This site is adjacent to the existing residential area to the north of Anchor Lane and would enable the creation of a strong and defensible Green Belt boundary. The location of this site would not encourage coalescence with neighbouring towns or villages.

The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 32 and 38 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road (ref: 193) and to the south of Anchor Lane (ref: 165), although this site has a better relationship with the site to the west of Ash Green (ref: WAG1). Other sites are not so well related to this site. The updated Sustainability Appraisal of the Allocation Discussion and Consultation Document recommends that this site, if taken forward, should be extended northwards to include the site directly to the north (the area to the west of Ash Green) if possible.

However, if this site and the site to the west of Ash Green (ref: WAG1) were allocated the site area would be less than the approximate minimum site threshold of 2.67 hectares (and give a site size of 1.8 hectares). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 41 and 49 dwellings. This figure is below the dwelling requirement for 'South Canewdon' as set out in the Rochford District Core Strategy.

At 35 dwellings per hectare, the site would not meet the dwelling requirements:

$$1.8 * 75\% = 1.35 * 35\text{dph} = 47 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 35\text{dph} = 57 \text{ dwellings}$$

At 40 dwellings per hectare, the site would meet the dwelling requirements if 90% of the site area was developable:

$$1.8 * 75\% = 1.35 * 40\text{dph} = 54 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 40\text{dph} = 65 \text{ dwellings}$$

Furthermore other issues such as the impact on the Canewdon Church Conservation Area and the neighbouring Listed Buildings would need to be taken into consideration.

Land to South of Canewdon, Anchor Lane, Canewdon: Screened Sites Assessment Proforma (Forming part of Options SC1 and SC4)		
1. Site Information	'Call for Sites' Reference:	165
	Site Name:	Land to south of Canewdon
	Site Location:	Anchor Lane, Canewdon
	Site Area (hectares):	8.09 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Increase in height of the land northwards towards Anchor Lane and eastwards towards Sycamore Way. Partial hedgerows and trees along the northern, eastern and western boundaries of the site. Partial watercourse along the eastern boundary of the site. Decrease in land level from Anchor Lane and Scotts Hall Road to the site along the northern and eastern boundaries.
	Current Use:	Agricultural
	Proposed Use:	Residential; public open space
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; residential
	Aerial Photograph:	Please see map



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	<p>Commentary: The site bounds both Anchor Lane to the north and Scotts Hall Road to the west. New highways access onto Anchor Lane or Scotts Hall Road would be required. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. There is an existing footpath to the north of the site along the northern side of Anchor Lane but there is no footpath on the southern side of Anchor Lane or along Scotts Hall Road on the western boundary of the site. Some investment in walking and public transport may be required.</p>		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	This site is situated to the south/south west of the existing residential area of Canewdon. It is bounded by roads to the north and west. To the south and east is open, agricultural land.
	To prevent neighbouring towns from merging into one another	Low	This site is situated to the south/south west of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the south of Anchor Lane to the south of Canewdon. However this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane) into the open countryside.
	To preserve the setting and special character of historic towns	Medium	There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site. If the whole site were to be allocated and developed it would impact on the setting of Canewdon.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the south of Anchor Lane to the south of Canewdon.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is in proximity to the existing residential area to the north/north east (on the northern side of Anchor Lane).
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance to Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
5. Site Sustainability Issues – Site Restraints	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 2.67 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds both Anchor Lane to the north and Scotts Hall Road to the west. New highways access onto Anchor Lane or Scotts Hall Road would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	There are two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located to the north and north east of the site respectively.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site.
	Is the site in proximity to a Listed Building? (11)	No	The site is not in immediate proximity to a Listed Building, however, it is noted that there is a Grade II Listed Building to the west and other buildings such as the Grade II* Church of St. Nicholas further to the north.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

7. Site Sustainability Issues – Sources / Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	Although not situated within these designations, it is notable that the Coastal Protection Belt and the Upper Crouch Special Landscape Area are designated to the north west of the site.

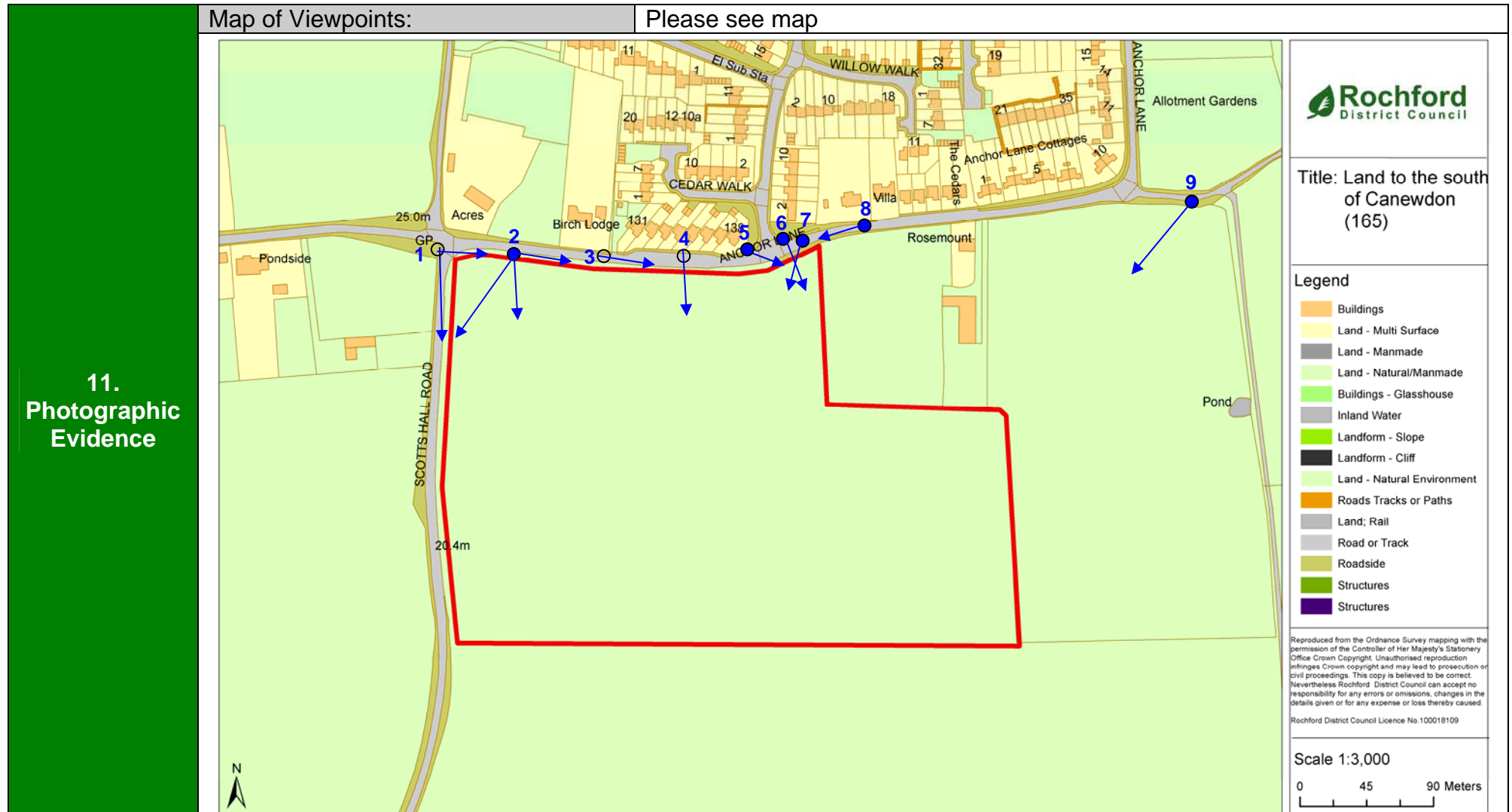
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are hedgerows along part of the northern and western boundaries predominantly towards the north eastern and south western sections of the site providing minimal enclosure. There are some trees and hedgerows along the eastern boundary of the site. There are no trees and hedgerows or other features along the southern boundary of the site.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	The site is not well enclosed along its northern, eastern or western boundaries. It is not enclosed along the southern boundary. There is some screening of the site from the southern approach along Scotts Hall Road by the, albeit low, hedgerows along the western boundary of the site. However, the low hedgerows combined with the northwards and eastwards rise in

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

			<p>the slope of the land enhances the open views of the site from the public highway, particularly from the south. The lack of trees and hedgerows towards the north western corner of the site around the junction of Scotts Hall Road, Lark Hill Road and Anchor Lane ensures significant open views across the site from the western approach along Lark Hill Road towards the junction, and northwards from the road leading to the church. The low hedgerows and sporadic trees predominantly towards the north eastern section of the site and the trees and hedgerows further to the east of the site bounding Anchor Lane provides some screening of the site from the eastern approach along Anchor Lane, although the low hedgerows still provide some views of the site from Anchor Lane/Sycamore Way. Trees and hedgerows further to the east of the eastern boundary of the site screen the site from the public footpath (which runs southwards from Gardeners Lane). There are significant open views of the site from the public highway.</p>	
<p>10. Potential Capacity</p>	<p>Residential Use Potential Site Capacity</p>	<p>Estimated appropriate density for the area:</p>	<p>30 dwellings/hectare</p>	
		<p>Net development site area (in hectares):</p>	<p>8.09 hectares (gross) 50% - 4.05 hectares (net) 75% - 6.07 hectares (net)</p>	<p>2.65 hectares (gross) 50% - 1.33 hectares (net) 75% - 1.99 hectares (net)</p>
		<p>Estimated capacity for the site:</p>	<p>122 - 182 dwellings (whole site)</p>	<p>40 - 60 dwellings</p>





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking east)



Viewpoint 2 (Looking south west)



Viewpoint 2 (Looking south)



Viewpoint 2 (Looking east)



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9

**12. Other
Issues and
Summary**

This site is an area of open grade 3 agricultural land located to the south of Anchor Lane to the south of Canewdon. It is in proximity to the existing residential area to the north/north east (on the northern side of Anchor Lane). The site is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest. The site is over the approximate minimum site threshold of 2.67 hectares.

There are no notable onsite constraints. However, the height of the land increases northwards towards Anchor Lane and eastwards towards Sycamore Way, and there is a decrease in the land level from Anchor Lane and Scotts Hall Road to the site along the northern and eastern boundaries.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. Although not situated within any landscape designations, it is notable that the Coastal Protection Belt and the Upper Crouch Special Landscape Area are designated to the north west of the site. The site is not well enclosed along its northern, eastern or western boundaries, and is not enclosed along the southern boundary. There is some screening of the site from the southern approach along Scotts Hall Road by the, albeit low, hedgerows along the western boundary of the site. However, the low hedgerows combined with the northwards and eastwards rise in the slope of the land enhances the open views of the site from the public highway, particularly from the south. The lack of trees and hedgerows towards the north western corner of the site around the junction of Scotts Hall Road, Lark Hill Road and Anchor Lane ensures significant open views across the site from the western approach along Lark Hill Road towards the junction, and northwards from the road leading to the church. The low hedgerows and sporadic trees predominantly towards the north eastern section of the site and the trees and hedgerows further to the east of the site bounding Anchor Lane provide some screening of the site from the eastern approach along Anchor Lane, although the low hedgerows still provide some views of the site from Anchor Lane / Sycamore Way. Trees and hedgerows further to the east of the eastern boundary of the site screen the site from the public footpath (which runs southwards from Gardeners Lane). There are significant open views of the site from the public highway.

The site is not in immediate proximity to the two Conservation Areas within Canewdon or any Listed Buildings. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

It is bounded by roads to the north and west. To the east is a hedgerow. However, to the south are open, agricultural fields, making the provision of a defensible Green Belt boundary potentially challenging. It is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages. However this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane), projecting into the Green Belt.

The SHLAA (2012) indicates that this site has the potential to accommodate between 122 and 182 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This is significantly greater than the dwelling requirement within the Rochford District Core Strategy. The SHLAA (2012) suggests that a proportion of the site (approximately 2.65 hectares) could be used to accommodate between 40 and 60 dwellings at a density of 30 dwellings per hectare on a developable area of 50% and 75% respectively.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land at Rosemount, Anchor Lane, Canewdon: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	140a; 140b
	Site Name:	Land at Rosemount
	Site Location:	Anchor Lane, Canewdon
	Site Area (hectares):	1.5 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land. Slight increase in height of the land northwards towards Anchor Lane and eastwards towards Gardeners Lane. Agricultural building with some hardstanding towards the south east corner of the site. Predominately grassland. One large tree to the south of the site. Trees and hedgerows along the northern, eastern, southern and western boundaries of the site. Track running along the eastern boundary of the site to the agricultural building.
	Current Use:	Grassland; agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; residential
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	<p>Commentary: The site bounds Anchor Lane to the north, and there is existing access onto the site from Anchor Lane via a track to the east of Rosemount. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. There is an existing footpath to the north of the site along the northern side of Anchor Lane but there is no footpath on the southern side of Anchor Lane. Some investment in walking and public transport may be required.</p>		
<p>3. Green Belt Impact Assessment</p>	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>	<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>Medium</p>	<p>This site is situated to the south of the existing residential area of Canewdon. It is bounded by a road to the north, and hedgerows to the east, west and south. This provides a degree of enclosure for the site, but it nevertheless projects into the open Green Belt.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Low</p>	<p>This site is situated to the south of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>High</p>	<p>This site is predominantly grassland which is greenfield land, and as such this site would not encroach onto agricultural land. However, this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane) into the open countryside.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Medium</p>	<p>There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site.</p>
	<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>High</p>	<p>This site is predominantly grassland which is greenfield land.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is in proximity to the existing residential area to the north (on the northern side of Anchor Lane).
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance to Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No		The site is under the approximate minimum site threshold of 2.67 hectares. There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the south of Anchor Lane and south of the junction of Anchor Lane and Gardeners Lane. Other sites are not so well related to this site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds Anchor Lane to the north, and there is existing access onto the site from Anchor Lane via a track to the east of Rosemount.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	There are two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located to the north and north east of the site respectively.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of change discoveries supplemented by some field work. There is high potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

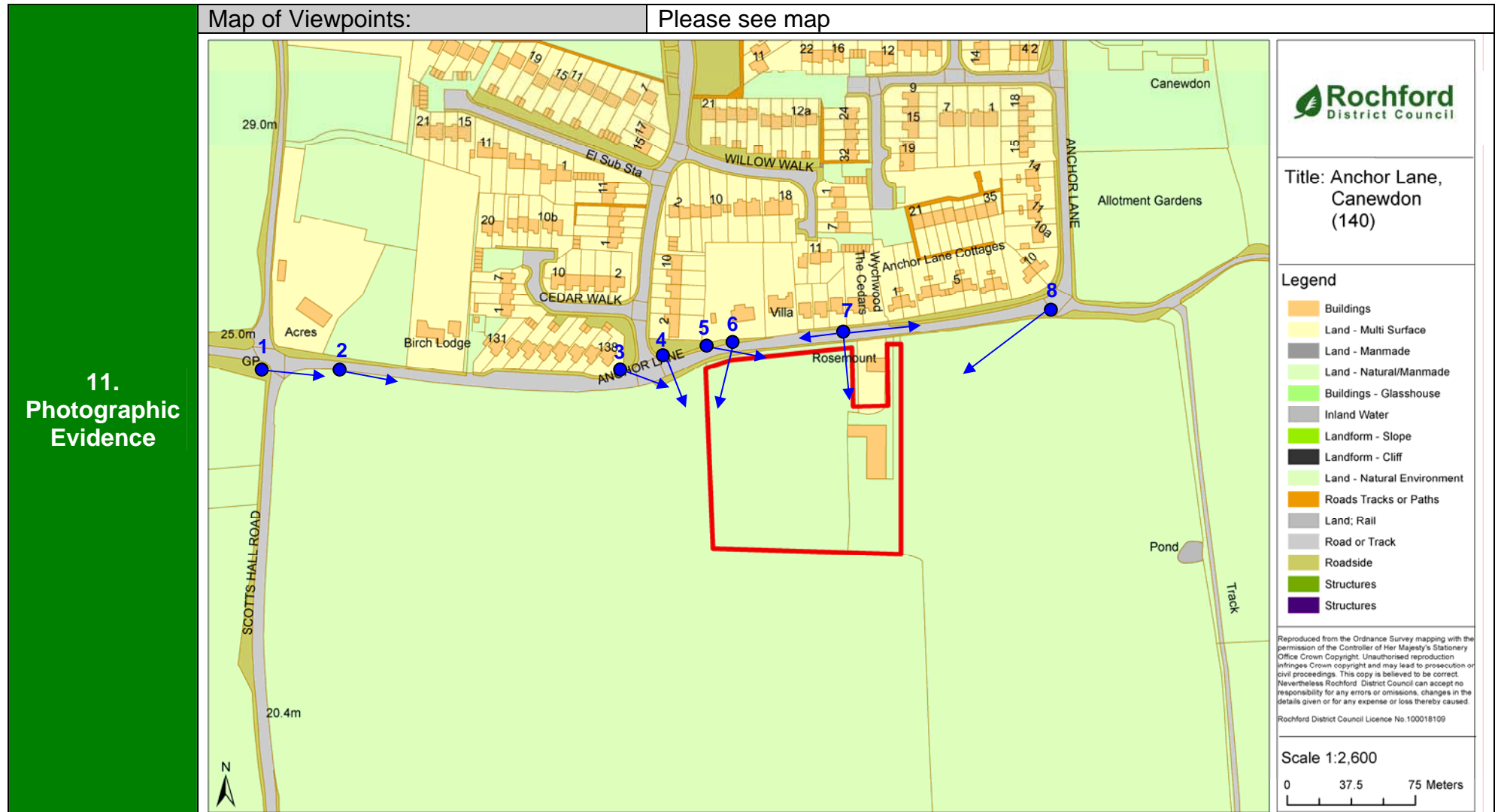
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	High	This site is predominantly situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the northern, eastern, southern and western boundaries which enclose the site. Where the vegetation is less dense along the northern boundary, the site is enclosed by metal fencing. The dwelling towards the north eastern corner of the site, however, provides further enclosure.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The trees and hedgerows around the site ensure that generally there are not open views across the site. The trees and hedgerows along the northern, eastern and western boundaries screen the site from the eastern and western approach along Anchor Lane. The vegetation is less dense in places along the northern boundary of the site and is enclosed by transparent metal fencing, which affords some open views of the site. Generally there are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare
		Net development site area (in hectares):	Site 140a: 0.3 hectares (net) Site 140b: 1.2 hectares (gross) 75% - 0.9 hectares (net) 90% - 1.08 hectares (net)
	Estimated capacity for the site(s):	Site 140a: 9 dwellings	
		Site 140b: 27-32 dwellings	



11. Photographic Evidence



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking west)



Viewpoint 7 (Looking south)



Viewpoint 7 (Looking east)



Viewpoint 8

**12. Other
Issues and
Summary**

This site is predominantly greenfield land to the south of Anchor Lane, to the south of Canewdon. The site bounds Anchor Lane to the north, and there is existing access onto the site from Anchor Lane via a track to the east of Rosemount. It is situated to the south of the existing residential area (on the northern side of Anchor Lane). It is predominately grassland but encompasses an agricultural building with some hardstanding towards the south east corner of the site. The site is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. However, the site is under the approximate minimum site threshold of 2.67 hectares.

There are no notable onsite constraints. However, there is a slight increase in height of the land northwards towards Anchor Lane and eastwards towards Gardeners Lane.

In terms of landscape impact, this site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The trees and hedgerows around the site ensure that generally there are not open views across the site. The trees and hedgerows along the northern, eastern and western boundaries screen the site from the eastern and western approach along Anchor Lane. The vegetation is less dense in places along the northern boundary of the site and is enclosed by transparent metal fencing, which affords some open views of the site. Generally there are not open views across the site.

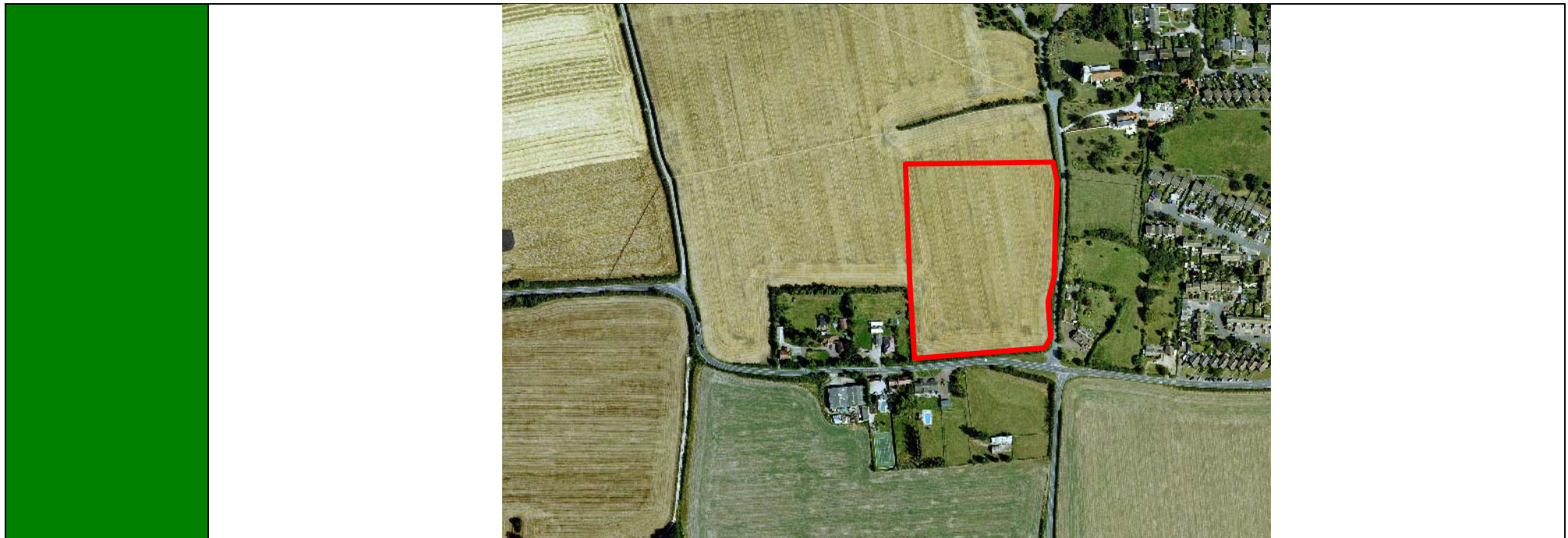
The site is not in immediate proximity to the two Conservation Areas within Canewdon or any Listed Buildings. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

It is bounded by a road to the north, and hedgerows to the east, west and south. This gives the site a degree of enclosure, which gives rise to the potential to create a defensible Green Belt boundary. It is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages. Whilst this site would not encroach onto agricultural land, it would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane) into open countryside.

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 36 and 41 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

Aside from the lack of capacity to deliver the Core Strategy requirements for this general location, as aforementioned, the allocation of this site in isolation would create an island of development within the Green Belt which could undermine the defensibility of the Green Belt boundary in this location. However, there are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the south of Anchor Lane (ref: 165) and south of the junction of Anchor Lane and Gardeners Lane (ref: 223b). These sites are located to the east and west of the site to the south of Gardeners Lane. Other sites are not so well related to this site.

Lark Hill Road, Canewdon: Screened Sites Assessment Proforma (Forming part of Options SC2, SC3 and SC4)		
1. Site Information	'Call for Sites' Reference:	193
	Site Name:	Lark Hill Road
	Site Location:	Canewdon
	Site Area (hectares):	Approximately 2.7 hectares
	Restrictions to Developable Area:	Coastal Protection Belt. Upper Crouch Special Landscape Area.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Increase in height of the land northwards from Lark Hill Road. Hedgerows along the eastern and south western boundaries of the site. Partial hedgerows along the southern boundary of the site. Partial watercourse along the southern boundary of the site. Watercourse along the eastern boundary of the site. Public footpath to the north of the site. Road along the eastern boundary leading to St Nicholas Church.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; Coastal Protection Belt; Special Landscape Area
	Adjacent Land Use(s):	Green Belt/agricultural land; residential
	Aerial Photograph:	Please see map



2. Constraints

Flood Risk

Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

3. Green Belt Impact Assessment	Commentary: The site bounds Lark Hill Road to the south. Although there is an existing road leading to St Nicholas Church along the western boundary of the site, new highways access onto the site would be required. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. Investment in walking (as there is no public footpath along Lark Hill Road, or the northern side of Anchor Lane to the south east of the site) would be required. Some investment in public transport may be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	High	This site is situated to the west of the existing residential area of Canewdon (which is located further to the east along Anchor Lane). It can broadly be described as being within the general location of ‘South Canewdon’. It is bounded by a road to the south and east, dwellings to the south west and agricultural land to the north and west. Although this site is enclosed along some of its boundaries, it may not promote the creation of a strong and defensible Green Belt boundary. However, this site if allocated on its own would create an island of residential development in the Green Belt, which could undermine its defensibility. If this site were allocated then the site to the east (ref: 4) would need to be allocated as well.
	To prevent neighbouring towns from merging into one another	Low		This site is situated to the east of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and development of this site would not engender coalescence.
To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the north of Lark Hill Road broadly in the general location to the south of Canewdon. However this site would extend the existing allocated residential area of Canewdon further to the west (to the north of Lark Hill Road).	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	To preserve the setting and special character of historic towns	High		The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also a Listed Building to the south of the site, to the south of Anchor Lane. This site would have an impact on the setting of Canewdon.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the north of Lark Hill Road broadly in the general location to the south of Canewdon.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is less than 800m distance to the existing residential area of Canewdon to the east along Anchor Lane.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance to Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is in close proximity to a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is just over the approximate minimum site threshold of 2.67 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No	There are no features on site which have the potential to constrain development as such, however, the site is situated within the Coastal Protection Belt.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	However, there is a public footpath to the north of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds Lark Hill Road to the south and west. Although there are existing roads along the eastern and western boundaries of the site, new highways access directly onto the site would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	The site is not immediately adjacent to a Local Wildlife Site. However, it is notable that R30. Butts Hill Pond and R31. The Finches are located further to the north east and east of the site respectively.
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	There are several TPO points to the east of the site within the Canewdon Church Conservation Area. These are between 70m and 150m east of the site.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
Is the site in proximity to a Listed Building? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also a Listed Building to the south of the site, to the south of Anchor Lane.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 3 agricultural land.

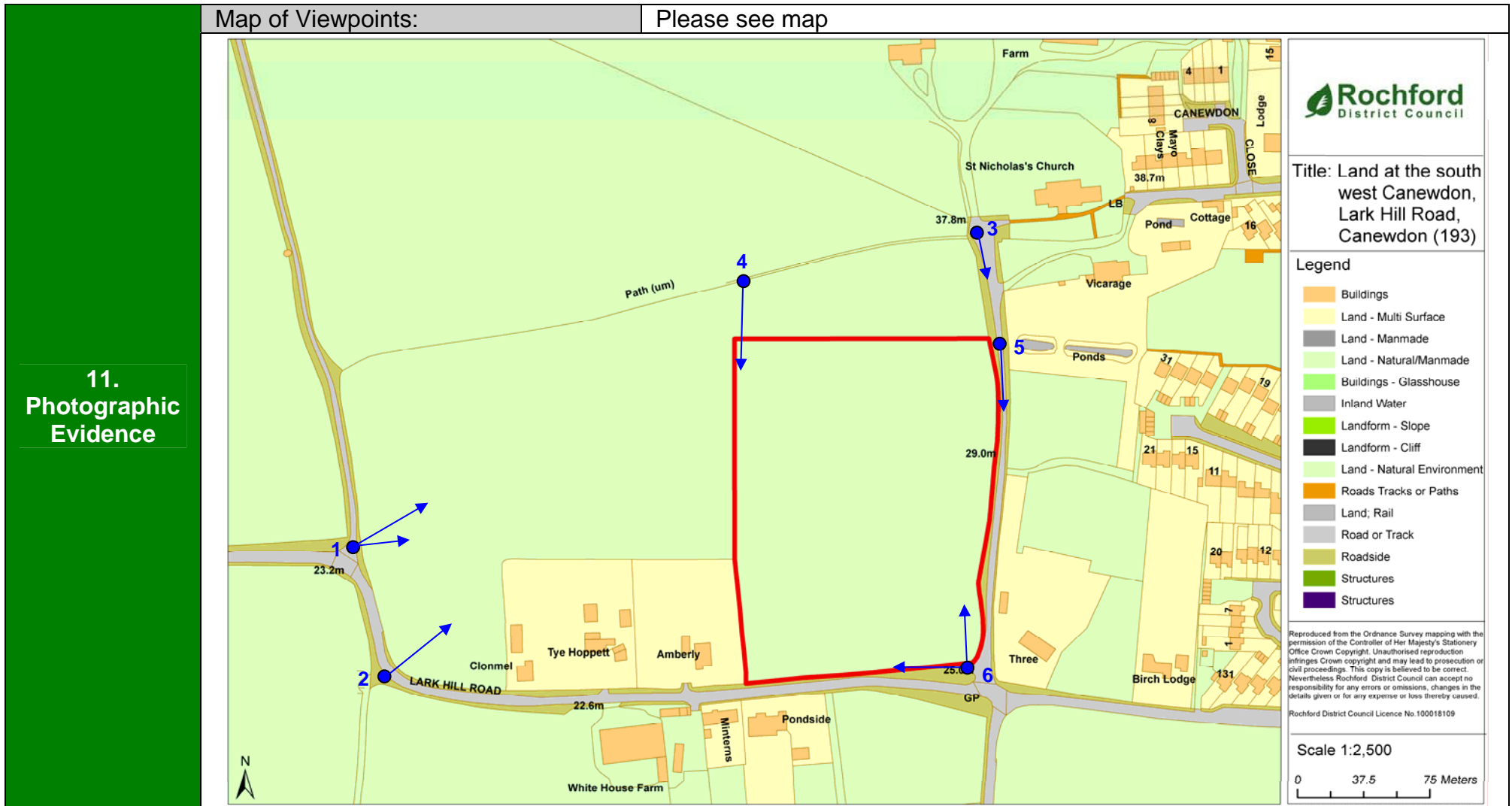
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	Yes	The entire site is within the Coastal Protection Belt. The site is also in proximity to the Upper Crouch Special Landscape Area which is designated to the north west.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are partial low hedgerows along the southern boundary of the site which provides some enclosure. The site is bounded by dwellings to the south west which provides some enclosure along this boundary, and the low hedgerows along the eastern boundary encloses the site. There are no trees or hedgerows to the south eastern corner of the site and the site is not enclosed along its northern or western boundaries.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully/Partially	The enclosure of the site along its eastern boundary provides some screening of the site from the eastern approach along Anchor Lane. However, the low hedgerows combined with the northwards rise in the slope of the land enhance the open views of the site from the public highway. The presence of the dwellings to the south west of the site, however, does provide some screening of the site from the western approach along Lark Hill Road. Although the landscape is particularly sensitive in this location due to the topography, the southern part of the site is less sensitive in landscape terms. The low hedgerows and increase in the height of the land towards the northern end of the site provides significant views of the site from the southern approach along Scotts Hall Road. There is also a lack of vegetation towards the south eastern corner of the site provides open views across it. The site is highly visible from the public footpath to the north of the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'South Canewdon' from the SHLAA, 2012)
		Net development site area (in hectares):	2.7 hectares (gross) 50% - 1.35 hectares (net) 75% - 2.03 hectares (net)
		Estimated capacity for the site:	41-61 dwellings at 30 dwellings per hectare





Viewpoint 1 (Looking north east)



Viewpoint 1 (Looking east)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south)



Viewpoint 5



Viewpoint 6 (Looking west)



Viewpoint 6 (Looking north)

**12. Other
Issues and
Summary**

This site is an area of open grade 3 agricultural land to the north of Lark Hill Road in Canewdon. It can broadly be described as being within the general location of 'South Canewdon'. Although this site is in proximity to the existing residential area of Canewdon which is designated further to the east of the site along Anchor Lane, it is not adjacent to this area. It is, however, generally well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. The site is just over the approximate minimum site threshold of 2.67 hectares.

There are no features on site which have the potential to constrain development as such, however, the site is situated within the Coastal Protection Belt which is a landscape quality designation. The Coastal Protection Belt is identified in the Rochford District Core Strategy as being one of the most important landscape assets of the District, and one of the objectives of the Core Strategy is to direct development away from the Coastal Protection Belt. This site would have a significant on the openness of the Coastal Protection Belt within this location.

The landscape is also particularly sensitive in this location due to the topography; the height of the land increases northwards from Lark Hill Road. There are several Tree Preservation Order (TPO) points to the east of the site within the Canewdon Church Conservation Area.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The enclosure of the site along its eastern boundary provides some screening of the site from the eastern approach along Anchor Lane. However, the low hedgerows combined with the northwards rise in the slope of the land enhance the open views of the site from the public highway. The presence of the dwellings to the south west of the site, however, does provide some screening of the site from the western approach along Lark Hill Road. Although the landscape is particularly sensitive in this location due to the topography, the southern part of the site is less sensitive in landscape terms. The low hedgerows and increase in the height of the land towards the northern end of the site provides significant views of the site from the southern approach along Scotts Hall Road. There is also a lack of vegetation towards the south eastern corner of the site provides open views across it. The site is highly visible from the public footpath to the north of the site.

The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also a Listed Building to the south of the site, to the south of Anchor Lane. There is also potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the west of the existing residential area of Canewdon (which is located further to the east along Anchor Lane). It is bounded by a road to the south and east, dwellings to the south west and agricultural land to the north and west. Although this site is enclosed along some of its boundaries, it may not promote the creation of a strong and defensible Green Belt boundary. However, this site if allocated on its own would create an island of residential development in the Green Belt, which could undermine its defensibility. If this site were allocated then the site to the east (ref: 4) would need to be allocated as well.

Whilst this site is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages, it would extend the existing allocated residential area of Canewdon further to the west than at present (to the north of Lark Hill Road).

Based on the calculations within the SHLAA (2012) this site has the potential to accommodate between 41 and 61 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

If this site was allocated for residential development this would create an isolated area of residential development in the Green Belt which could undermine the defensibility of the Green Belt boundary in this location. Other areas such as the site to the north of Anchor Lane (ref: 4) would need to be reallocated for residential use to ensure the continuity of the Green Belt boundary to the north of Anchor Lane and the north of Lark Hill Road.

If the less sensitive southern part of this site (adjacent to the dwellings to the west along Lark Hill Road) and the site to the east (ref: 4) were allocated to give a combined site size of approximately 2.4 hectares, the site area would be less than the approximate minimum site threshold of 2.67 hectares. Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 36 and 54 dwellings. This figure is below the dwelling requirement for 'South Canewdon' as set out in the Rochford District Core Strategy.

At 35 dwellings per hectare, the site would meet the dwelling requirements if 75% of the site were developed:

$$2.4 * 50\% = 1.2 * 35\text{dph} = 42 \text{ dwellings}$$

$$2.4 * 75\% = 1.8 * 35\text{dph} = 63 \text{ dwellings}$$

However, given the sensitivity of the landscape in this location due to the topography, appropriate landscaping including the potential for the provision of public open space to the north of the western section would be required. The impact on the Coastal Protection Belt would also need to be taken into consideration.

Land south of the junction of Anchor Lane and Gardeners Lane, Canewdon: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	223b
	Site Name:	Land south of the junction of Anchor Lane and Gardeners Lane
	Site Location:	Canewdon
	Site Area (hectares):	2.22 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Slight increase in the height of the land northwards towards Anchor Lane/Gardeners Lane. Hedgerow along northern boundary and trees and hedgerows along the western boundary of the site. Decrease in land level from Anchor Lane and Gardeners Lane to the site along the northern boundary. Watercourse along the eastern boundary. Partial watercourse along the northern boundary of the site. Pond with trees and other vegetation to the south east corner of the site. Public footpath along the eastern boundary of the site.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: The site bounds Anchor Lane and Gardeners Lane to the north. New highways access would be required. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. Investment in walking (as there is no public footpath along the southern side of Anchor Lane to the north of the site) would be required. Some investment in public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	High	This site is situated to the south/south east of the existing residential area of Canewdon. It is bounded by a road to the north, agricultural land to the south and east, and greenfield land to the west. Whilst there is a natural field boundary to the east, there is no current boundary to the south. This site may not be able to ensure that a defensible Green Belt boundary can be maintained in the locality.
	To prevent neighbouring towns from merging into one another	Low		This site is situated to the south / south east of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the south of junction of Anchor Lane and Gardeners Lane to the south of Canewdon. However this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane).
	To preserve the setting and special character of historic towns	Low		There are two Conservation Areas within Canewdon. The site is not adjacent to these, however, Canewdon High Street Conservation Area is located to the north of the site, and Canewdon Church Conservation Area is located further to the north west.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the south of junction of Anchor Lane and Gardeners Lane to the south of Canewdon.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is in proximity to the existing residential area to the north / north west (on the northern side of Anchor Lane).
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.	
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No		The site is under the approximate minimum site threshold of 2.67 hectares. Whilst it is well related to another site in the general location of 'South Canewdon' to the south of Anchor Lane (Rosemount, Anchor Lane), it is not so well related to other sites such as land to the north of Lark Hill Road.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There is a public footpath along the eastern boundary of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds Anchor Lane and Gardeners Lane to the north. New highways access would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes/No	There is site is not adjacent to a Local Wildlife Site, however, R31. The Finches is situated further to the east along Gardeners Lane and is within 400 metres of the site. Another Local Wildlife Site, R30. Butts Hill Pond, is located to the north of the village.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	There are two Conservation Areas within Canewdon. The site is not adjacent to these, however, Canewdon High Street Conservation Area is located to the north of the site, and Canewdon Church Conservation Area is located further to the north west.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of chance discoveries supplemented by some field work. There is high potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

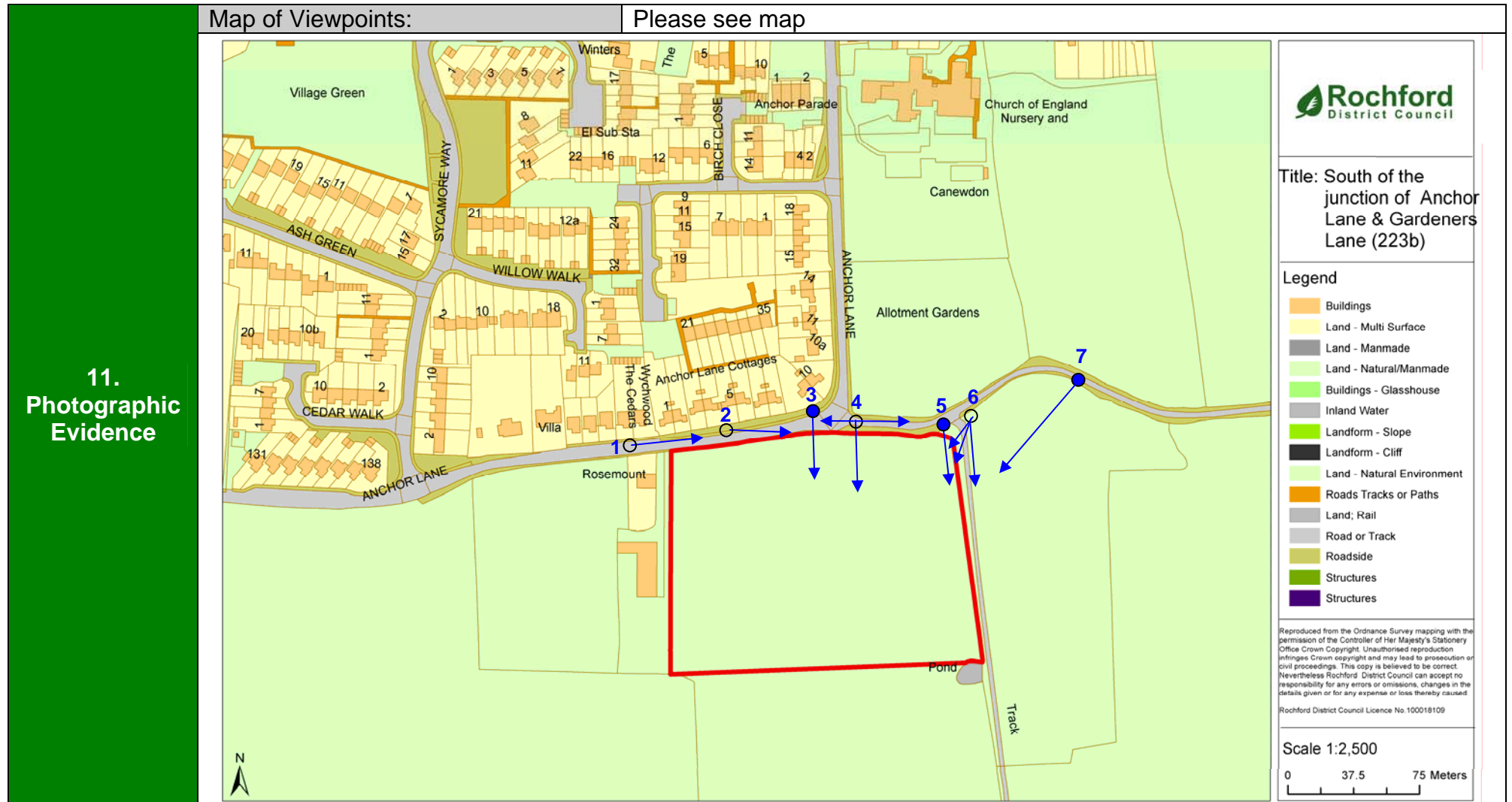
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially/Fully	The hedgerow along the northern boundary of the site screens it from view from the western approach along Anchor Lane. However, the sparse vegetation around the junction of Anchor Lane and Gardeners Lane enables open views across the site from the northern approach along Anchor Lane. The lack of enclosure along the eastern and southern boundaries of the site provides open views across the site from the eastern approach along Gardeners Lane and from the public footpath running along the eastern boundary. The site is partially screened from the public highway; however, the lack of enclosure primarily along the eastern and southern boundaries provides significant open views of the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare
		Net development site area (in hectares):	2.22 hectares (gross) 50% - 1.11 hectares (net) 75% - 1.67 hectares (net)
		Estimated capacity for the site:	33 - 50 dwellings





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking east)



Viewpoint 4 (Looking west)



Viewpoint 4 (Looking south)



Viewpoint 5



Viewpoint 6 (Looking south west)



Viewpoint 6 (Looking south/south west)



Viewpoint 6 (Looking south)



Viewpoint 7

**12. Other
Issues and
Summary**

This site is an area of open grade 3 agricultural land located to the south of the junction of Anchor Lane and Gardeners Lane to the south of Canewdon. It is situated to the south/south east of the existing residential area (on the northern side of Anchor Lane). The site is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest, however, a Local Wildlife Site is situated further to the east along Gardeners Lane. The site is under the approximate minimum site threshold of 2.67 hectares.

There are no notable onsite constraints. However, there is a slight increase in the height of the land northwards towards Anchor Lane/Gardeners Lane and there is a decrease in the land level from Anchor Lane and Gardeners Lane to the site along the northern boundary. There is a public footpath along the eastern boundary of the site, which could be impacted if this site were allocated.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The hedgerow along the northern boundary of the site screens it from view from the western approach along Anchor Lane. However, the sparse vegetation around the junction of Anchor Lane and Gardeners Lane enables open views across the site from the northern approach along Anchor Lane. The lack of enclosure along the eastern and southern boundaries of the site provides open views across the site from the eastern approach along Gardeners Lane and from the public footpath running along the eastern boundary. The site is partially screened from the public highway; however, the lack of enclosure primarily along the eastern and southern boundaries provides significant open views of the site.

It is not in immediate proximity to the two Conservation Areas within Canewdon or any Listed Buildings. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the south / south east of the existing residential area of Canewdon. It is bounded by Anchor Lane and Gardeners Lane to the north, agricultural land to the south and east, and greenfield land to the west. This site may not have the potential to create a strong and defensible Green Belt boundary, and this site if allocated on its own would create an isolated area of residential development within the Green Belt which could further undermine the defensibility of the Green Belt boundary in this location. It is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages. However, this site would also extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane).

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 33 and 50 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

Whilst it is well related to another site in the general location of 'South Canewdon' to the south of Anchor Lane (Rosemount, ref: 140a; 140b), it is not so well related to other sites such as land to the north of Lark Hill Road (ref: 193).

Land to the west of Ash Green, Canewdon: Additional Land Suggested within the Updated Sustainability Appraisal (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	Reference:	WAG1
	Site Name:	Land to the west of Ash Green
	Site Location:	Canewdon
	Site Area (hectares):	Approximately 0.4 hectares
	Restrictions to Developable Area:	Conservation Area
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Predominantly grassland. Increase in the height of the land northwards from Anchor Lane. Fencing along the northern, eastern, western and southern boundaries of the site. Hedgerow along the western boundary. Trees and hedgerows along the eastern and southern boundaries of the site. Sporadic trees to the north of the site and along the eastern boundary.
	Current Use:	Grassland
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; Conservation Area
	Adjacent Land Use(s):	Residential, Green Belt/greenfield land, public open space, Green Belt/agricultural land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site is adjacent to the road running northwards to St Nicholas Church. Access onto the highway network would be required. Some investment in the existing sewerage network may be required. Some investment in footpaths (as there is no public footpath along the road to St Nicholas Church or along the north side of Anchor Lane) would be required. Investment in public transport may also be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. It is bounded by a road to the west, greenfield/previously developed land to the south and north, and residential development to the east. This site would enable the creation of a strong and defensible Green Belt boundary, if allocated in conjunction with the site to the south.
	To prevent neighbouring towns from merging into one another	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.
	To assist in safeguarding the countryside from encroachment	Low	This site is greenfield land and would not encroach onto agricultural land.
	To preserve the setting and special character of historic towns	High	This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is greenfield land and would not encroach onto agricultural land.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to the existing residential area to the east.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 850m distance to Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium Low	The nearest primary school in Canewdon is approximately 850m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in proximity to a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low	Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest local shops and services are less than 850m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No	The site is under the approximate minimum site threshold of 2.67 hectares. There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road and Threes Acres and Birch Lodge, Anchor Lane. Other sites are not so well related to this site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	The site lies within the Canewdon Church Conservation Area.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes/No	This site is adjacent to the road running northwards to St Nicholas Church. Access onto the highway network would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	The site is not immediately adjacent to a Local Wildlife Site. However, it is notable that R30. Butts Hill Pond and R31. The Finches are located further to the north east and east of the site respectively.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	Although the site is not in immediate proximity to TPO areas or TPO points, there are several TPO points to the north/north east of the site within the Canewdon Church Conservation Area. These are between 80m and 130m distance from the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	Yes	This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of chance discoveries supplemented by some field work. There is high potential for surviving deposits.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	This site is greenfield land, and is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	This site is currently greenfield land.
	Is the site situated on agricultural land? (1, 3, 7)	No	Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site.

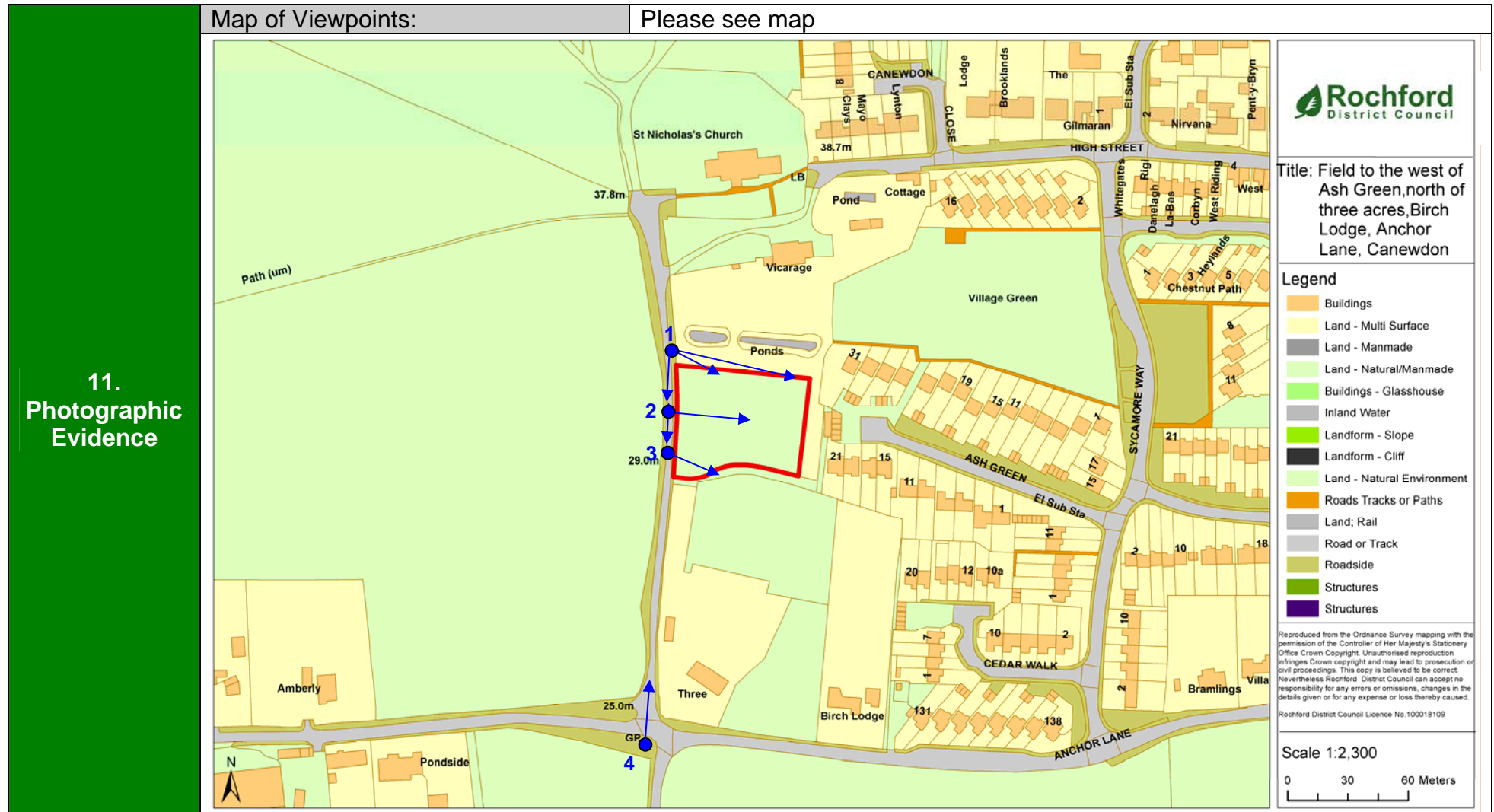
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the eastern and southern boundaries and a hedgerow along the western boundary which provide enclosure for the site. The eastern boundary is also enclosed by residential development. There are sporadic trees along the eastern boundary. There is transparent wooden fencing along the northern, eastern, western and southern boundaries of the site which enclose the site. Although there are sporadic trees to the north of the site, there are no natural features along the northern boundary. The site is generally well enclosed with trees and hedgerows.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The trees and hedgerows along the western boundary and further to the south of the site (bounding the site to the south) screen the site from the western approach along Lark Hill Road and the southern approach along Scotts Hall Road. The trees and hedgerow to the north of the site largely screen it from the northern approach along the road leading to St Nicholas Church. However, the gap in the hedgerows slightly to the north of the site along the western boundary (where there is a metal gate) provides some views of the site from this road. The residential development to the east and the site to the south screen the site from the eastern approach along Anchor Lane. There are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'South Canewdon' from the SHLAA, 2012)
		Net development site area (in hectares):	0.4 hectares (gross) 75% - 0.3 hectares (net) 90% - 0.36 hectares (net)
		Estimated capacity for the site:	9 - 11 dwellings





Viewpoint 1 (Looking east/south east)



Viewpoint 1 (Looking east)



Viewpoint 1 (Looking south)



Viewpoint 2 (Looking east)



Viewpoint 2 (Looking south)



Viewpoint 3



Viewpoint 4

**12. Other
Issues and
Summary**

This site is an area of greenfield land to the north of Anchor Lane, to the south of Canewdon. It has been included within the assessment of sites within this general location as it was recommended within the updated Sustainability Appraisal of the Allocations Discussion and Consultation Document to be considered for inclusion should land to the north of Anchor Lane be deemed suitable for inclusion with the next stage of the Allocations document. This site is adjacent to the road running northwards to St Nicholas Church, and is located adjacent to existing residential development which is designated to the east. This site is generally well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. However, the site is under the approximate minimum site threshold of 2.67 hectares.

There are no features on site which have the potential to constrain development as such, however, the site is situated within the Canewdon Church Conservation Area. There is also an increase in the height of the land northwards from Anchor Lane, and although the site is not in immediate proximity to Tree Preservation Order (TPO) areas or TPO points, there are several TPO points to the north / north east of the site within the Canewdon Church Conservation Area.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site. The trees and hedgerows along the western boundary and further to the south of the site (bounding the site to the south) screen the site from the western approach along Lark Hill Road and the southern approach along Scotts Hall Road. The trees and hedgerow to the north of the site largely screen it from the northern approach along the road leading to St Nicholas Church. However, the gap in the hedgerows slightly to the north of the site along the western boundary (where there is a metal gate) provides some views of the site from this road. The residential development to the east and the site to the south screen the site from the eastern approach along Anchor Lane. There are not open views across the site.

This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. It is bounded by a road to the west, greenfield/previously developed land to the south and north, and residential development to the east. This site would enable the creation of a strong and defensible Green Belt boundary if allocated in conjunction with the site to the south. The location of this site would not encourage coalescence with neighbouring towns or villages.

This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also potential that the site is within an area of archaeological interest, which could be sensitive to change.

Given the small size of the site, it does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy on its own. Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 9 and 11 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. If this site were allocated, as aforementioned, an additional site would be required to be allocated to ensure that the dwelling and infrastructure requirements are met.

There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road (ref: 193) and Threes Acres and Birch Lodge, Anchor Lane (ref: 4). Other sites are not so well related to this site. The updated Sustainability Appraisal recommends that if the site to the south of this (Option SC3 of the Discussion and Consultation Document which encompasses Three Acres and Birch Lodge, Anchor Lane) is taken forward, then the site should be extended northwards to include the site directly to the north (the area to the west of Ash Green) if possible.

However, if this site (ref: WAG1) and the site to the south (ref: 4) were allocated the site area would be less than the approximate minimum site threshold of 2.67 hectares (and give a site size of 1.8 hectares). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 41 and 49 dwellings. This figure is below the dwelling requirement for 'South Canewdon' as set out in the Rochford District Core Strategy.

At 35 dwellings per hectare, the site would not meet the dwelling requirements:

$$1.8 * 75\% = 1.35 * 35\text{dph} = 47 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 35\text{dph} = 57 \text{ dwellings}$$

At 40 dwellings per hectare, the site would meet the dwelling requirements if 90% of the site area was developable:

$$1.8 * 75\% = 1.35 * 40\text{dph} = 54 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 40\text{dph} = 65 \text{ dwellings}$$

Furthermore other issues such as the impact on the Canewdon Church Conservation Area and the neighbouring Listed Buildings would need to be taken into consideration.

10 South East Ashingdon

10.1 The Rochford District Core Strategy sets out the following requirements for South East Ashingdon:

- 500 dwellings
- Local highway capacity and infrastructure improvements, including contribution to traffic management of Ashingdon Road
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Sustainable drainage systems
- Public open space
- Play space
- Youth facilities and community facilities

10.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of between 30 and 35 dwellings per hectare has been suggested as being appropriate for the sites within South East Ashingdon. The gross approximate site size has also been calculated for 50% and 75% developable areas.

500 dwellings/30dph = 16.67 hectares (net)

16.67 hectares is 50% of **33.34** hectares (gross)

16.67 hectares is 75% of **22.23** hectares (gross)

500 dwellings/35dph = 14.29 hectares (net)

14.29 hectares is 50% of **28.58** hectares (gross)

14.29 hectares is 75% of **19.05** hectares (gross)

10.3 For approximately 500 dwellings, a minimum site size of 19.05 hectares would be required.

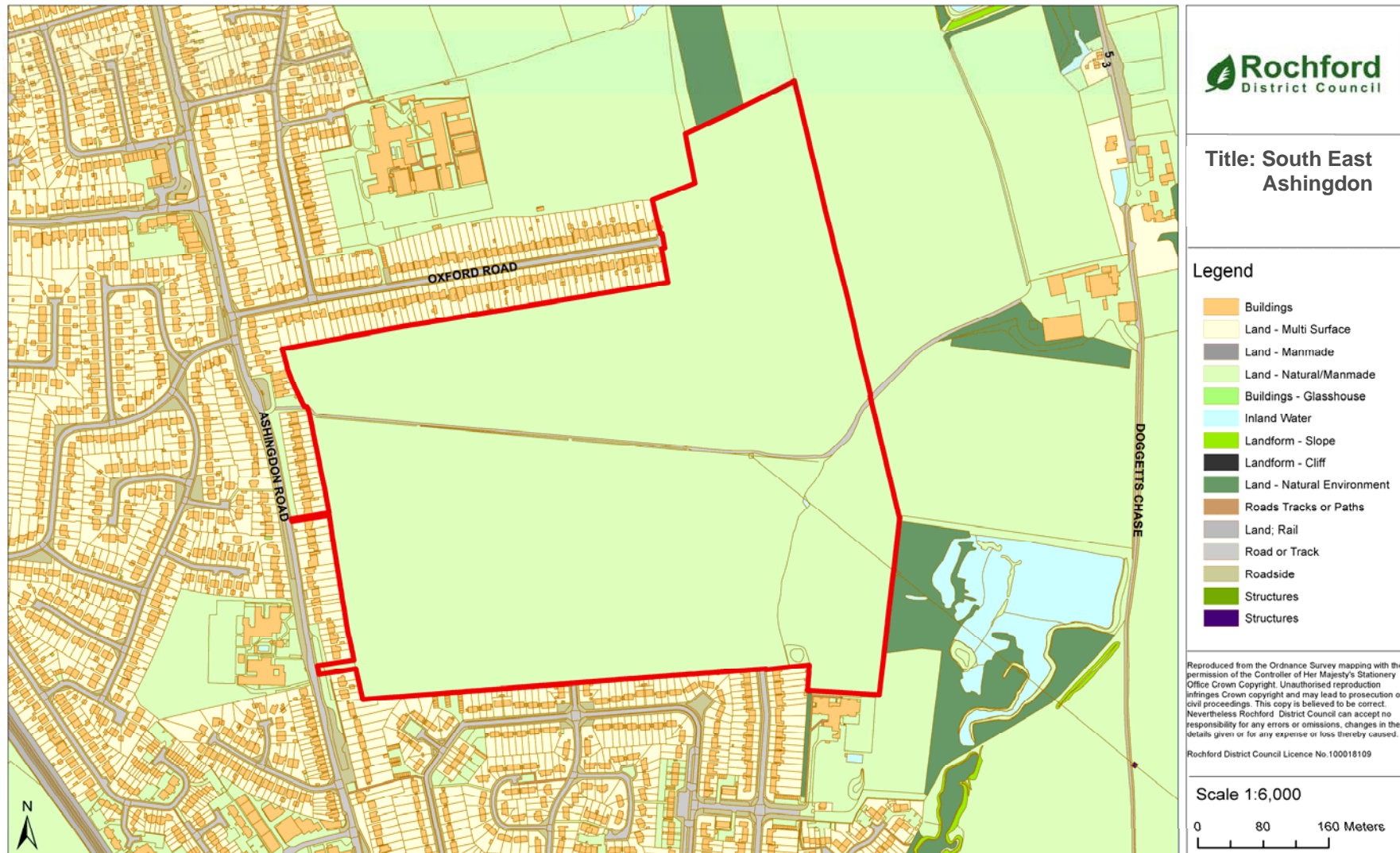



Figure 8 – Site assessed within the general location of South East Ashingdon

Land at Ashingdon Road, Ashingdon: Screened Sites Assessment Proformas (Forming part of Options SEA1-SEA3)		
1. Site Information	'Call for Sites' Reference:	56c; 176
	Site Name:	Land at Ashingdon Road (South of Oxford Road)
	Site Location:	Ashingdon
	Site Area (hectares):	Approximately 35.6 hectares
	Restrictions to Developable Area:	Pylon and mains sewer on site.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Relatively flat. Pond on site. Watercourses running through the site. Pylon on site. Mains sewer and surface water drain and underground electricity cables on site.
	Current Use:	Agricultural
	Proposed Use:	Residential; open space; expanded school
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; school; Local Wildlife Site
	Aerial Photograph:	Please see map

	
2. Constraints	Flood Risk
	Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/>
	Commentary:
	Infrastructure Requirements
	New Highways Access Required: <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input type="checkbox"/>	
Commentary: This site is well related to Ashingdon Road, Oxford Road, Percy Cottis Road and The Drive. New highways access onto the site would be required. Some investment in the existing foul sewerage network may be required. Some investment in walking and public transport may be required.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	This site is situated to the east of Ashingdon Road and south of Oxford Road. It is bounded by residential development to the north, south and west and generally by hedgerows to the east. This site could ensure that a defensible Green Belt boundary can be maintained.
	To prevent neighbouring towns from merging into one another	Medium	This site is located to the south east of Ashingdon. The residential area of Rochford is situated to the south / south west, and Ashingdon is situated further to the north west. This site would not encourage coalescence between Ashingdon and Rochford given that there is existing residential development adjacent to the north, south and west.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the east of Ashingdon Road and south of Oxford Road to the south east of Ashingdon.
	To preserve the setting and special character of historic towns	Medium	This site is not situated in proximity to Rochford Conservation Area. It's development would not undermine the setting of Ashingdon or Rochford.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the east of Ashingdon Road and south of Oxford Road to the south east of Ashingdon.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to the existing residential area which is designated to the north, south and west.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 1.3km from Rochford town centre.
Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	The nearest primary school is less than 800m distance from the site. The nearest secondary school is less than 800m distance from the site.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Rochford is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Ashingdon Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	Rochford train station is approximately 1km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site threshold of 19.05 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is a mains sewer, surface water drain and underground electricity cables on site. There is also a pylon on site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is well related to Ashingdon Road, Oxford Road, Percy Cottis Road and The Drive. New highways access onto the site would be required.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	There is a Local Wildlife Site (R26. Doggetts Pond) adjacent to the site to the south east.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	Although the site is not in immediate proximity to a TPO, there are TPO points over 190m distance to the north west of the site to the south of Brays Lane.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	There are Listed Buildings in the vicinity of Doggetts Farmhouse to the east of the site, which are with 400m distance.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

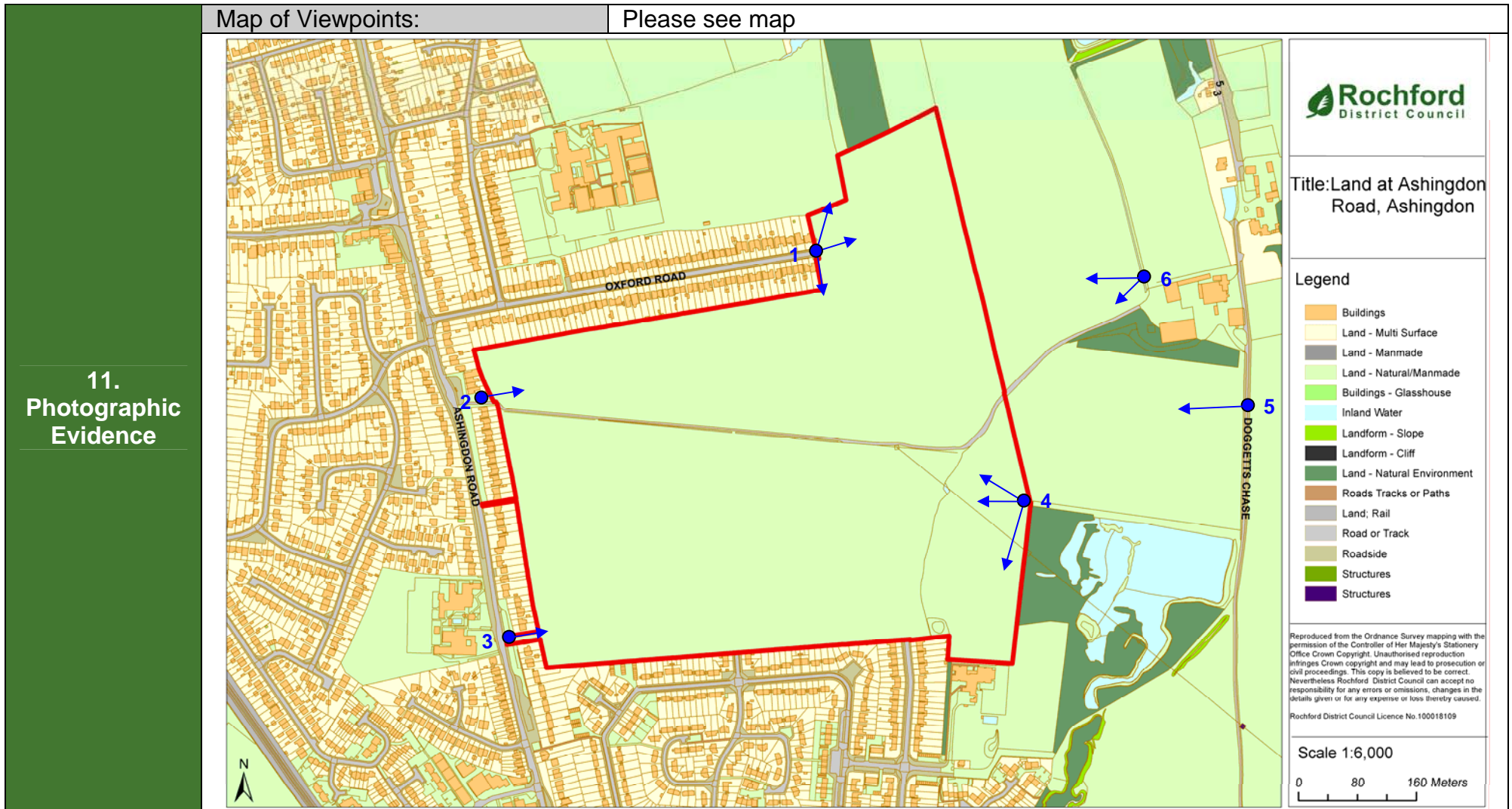
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 2 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 2	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
9. Site Sustainability Issues – Visual Impact	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The site is enclosed by residential development along its northern, southern and western boundaries. The breaks in the residential dwellings along Ashingdon Road to the west are generally enclosed by fences and vegetation. The site is enclosed along the eastern end of Oxford Road by transparent, metal fencing. There are trees and hedgerows predominantly along the eastern boundary of the site providing enclosure to the east.
	Site Sustainability Indicators Are there open views across the site? (1)	Rating Obscured/Partially	Commentary The enclosure of the site along its northern, southern and western boundaries with residential development (and fences and vegetation where there are gaps) screens the site from Ashingdon Road and ensures that there are not open views across the site. However, the transparent metal fencing at the eastern end of Oxford Road enables open views across the north eastern corner of the site. The trees and hedgerows predominantly along the eastern boundary do not enable open views across the site from the public footpath along Doggetts Chase or from the Local Wildlife Site. Generally there are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	35.6 hectares (gross) 50% - 17.8 hectares (net) 75% - 26.7 hectares (net)
		Estimated capacity for the site:	534- 801at 30 dwellings per hectare 623-935 at 35 dwellings per hectare





Viewpoint 1 (Looking east)



Viewpoint 1 (Looking north east)



Viewpoint 1 (Looking south)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south)



Viewpoint 4 (Looking west)



Viewpoint 4 (Looking north/north west)



Viewpoint 5



Viewpoint 6 (Looking south west)



Viewpoint 6 (Looking west)

12. Other Issues and Summary

This site is open grade 2 agricultural land located to the east of Ashingdon Road and south of Oxford Road to the south east of Ashingdon. The site is adjacent to the existing residential area which is designated to the north, south and west, and is well related to local services and facilities within Ashingdon and Rochford such as healthcare facilities, shops and open space. It is well related to Ashingdon Road, Oxford Road, Percy Cottis Road and The Drive, and new highways access onto the site would be required. There is a Local Wildlife Site adjacent to the site to the south east, however, it is over the approximate minimum site threshold of 19.05 hectares.

There is a mains sewer, surface water drain and underground electricity cables on site. There is also a pylon on site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The enclosure of the site along its northern, southern and western boundaries with residential development (and fences and vegetation where there are gaps) screens the site from Ashingdon Road and ensures that there are not open views across the site. However, the transparent metal fencing at the eastern end of Oxford Road enables open views across the north eastern corner of the site. The trees and hedgerows predominantly along the eastern boundary do not enable open views across the site from the public footpath along Doggetts Chase or from the Local Wildlife Site. Generally there are not open views across the site.

This site is bounded by residential development to the north, south and west and generally by hedgerows to the east. This site could ensure that a defensible Green Belt boundary can be maintained. It would not encourage coalescence between Ashingdon and Rochford given that there is existing residential development adjacent to the north, south and west.

This site is not situated in proximity to Rochford Conservation Area. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The SHLAA (2012) indicates that this site has the potential to accommodate between 534 and 801 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 623 and 935 dwellings based on a calculation of 50% and 75% developable area respectively.

It is notable that this site encompasses land to the east of Oxford Road which formed part of a planning application for the south of Brays Lane (ref: 11/00315/OUT) for the development of two football pitches. This was discussed by members and the LDF Sub-Committee on 21 March 2012 and it was recommended that this area should be considered for allocation for the future expansion of King Edmund School.

11 West Great Waking

11.1 The Rochford District Core Strategy sets out the following requirements for West Great Waking:

- 250 dwellings
- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Sustainable drainage systems
- Public open space
- Play space
- Youth facilities and community facilities

11.2 In order to accommodate the dwelling and infrastructure requirements, approximate site sizes (based on the recommendations within the SHLAA, 2012) have been calculated. A density of between 30 and 35 dwellings per hectare has been suggested as being appropriate for the sites within West Great Waking. The gross approximate site size has also been calculated for 50% and 75% developable areas.

250 dwellings/30dph = 8.33 hectares (net)

8.33 hectares is 50% of **16.67**hectares (gross)

8.33 hectares is 75% of **11.11** hectares (gross)

250 dwellings/35dph = **7.14** hectares (net)

7.14 hectares is 50% of **14.28** hectares (gross)

7.14 hectares is 75% of **9.52** hectares (gross)

11.3 For approximately 250 dwellings, a minimum site size of 9.52 hectares would be required.

11.4 Detailed assessment of the sites put forward within this general location has identified a potential isolated area of Green Belt that could be created should land to the south of the High Street – such as a combination of Options WGW1 and WGW3 – be allocated (ref: SHS1). All of the sites have been assessed using the same methodology.

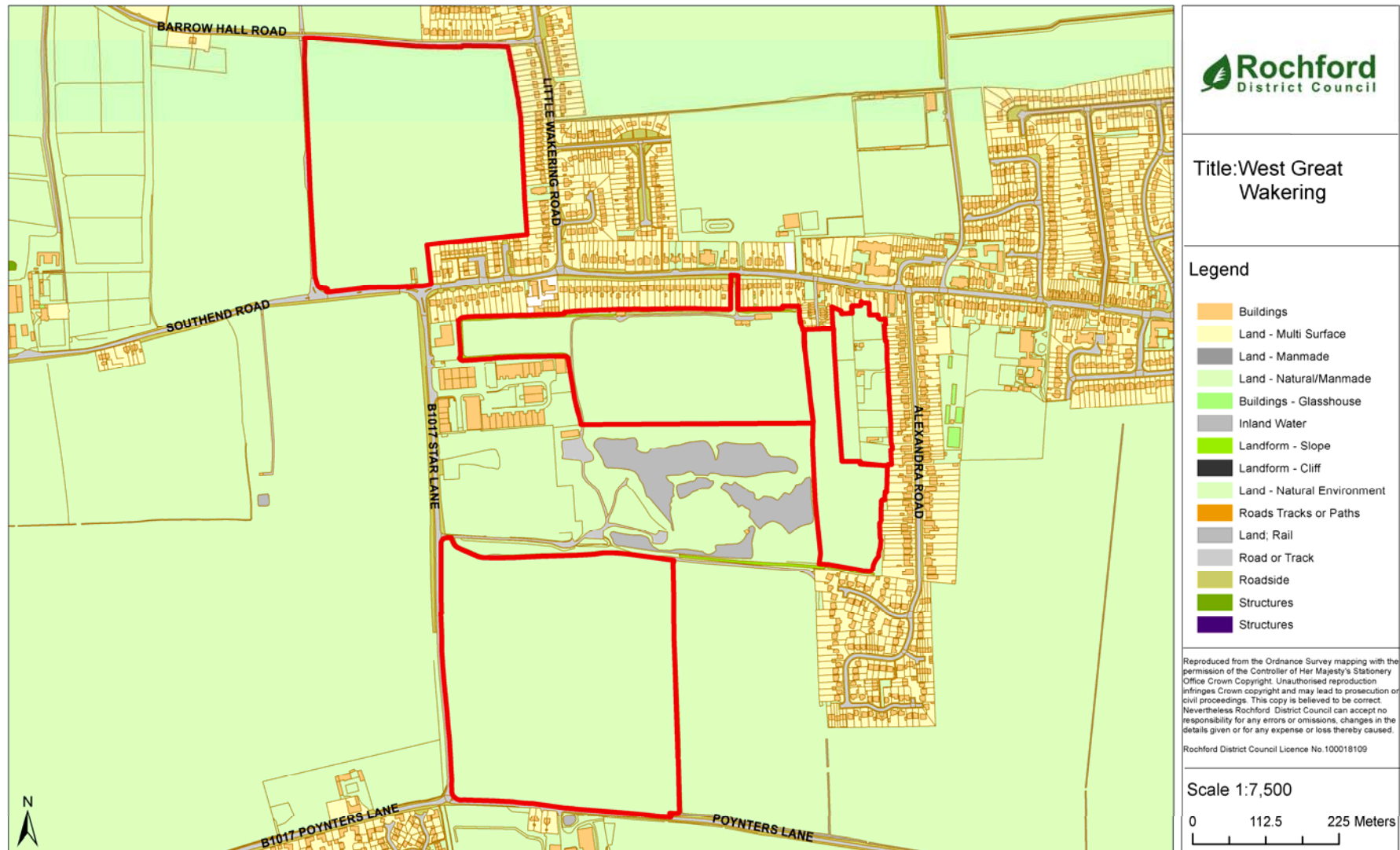


Figure 9 – Sites assessed within the general location of West Great Waking

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Land South of High Street, Great Wakering: Screened Sites Assessment Proforma (Forming part of Options WGW1, WGW2 and WGW3)		
1. Site Information	'Call for Sites' Reference:	7; 202
	Site Name:	Land south of High Street
	Site Location:	Great Wakering
	Site Area (hectares):	8.02 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Agricultural land. Relatively flat. Relatively low lying compared to Star Lane Industrial Estate (approximate increase in height of 1-2 metres along the western boundary of the site) and residential development to the north. Enclosed to the north with dwellings and to the west with Star Lane Industrial Estate. Local Wildlife Site to the south and greenfield land (with trees and hedgerows) to the west of the site. Watercourse running through the site. Access onto the High Street between two dwellings.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; employment; Local Wildlife Site; Green Belt/greenfield land
Aerial Photograph:	Please see map	

		
2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary:	
	Infrastructure Requirements	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
	Significant Investment in walking/public transport required:	<input type="checkbox"/>
	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: New highways access onto the High Street to the north (depending on the highway requirements) or Star Lane to the west would be required. Significant investment in the existing foul sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. There are existing footpaths along the High Street and along Star Lane to the north and east of the site respectively.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the south of the High Street. There is residential development to the north, greenfield land to the east, employment land to the west and a Local Wildlife Site to the south. The site is generally enclosed which would promote a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Great Wakering. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the south of the High Street to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low		This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the south of the High Street to the west of Great Wakering.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is adjacent to the existing residential area along the High Street to the north.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from the High Street (with access via the existing access point to the north of the site).

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Great Wakering is less than 800m distance from the site (with access via the existing access point onto the High Street). The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Great Wakering is less than 800m distance from the site along the High Street (with access via the existing access point onto the High Street).
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along the High Street. The nearest bus stop is less than 800m from the site, along the High Street (with access via the existing access point onto the High Street).
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Great Wakering are situated in the High Street. These are approximately 1km distance from the site (with access via the existing access point onto the High Street).
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes		At 8.02 ha, the site is smaller than the approximate minimum site threshold of 9.52 hectares. This is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare. The site is well related to some sites within the general location of 'West Great Wakering', such as to the west of Alexandra Road. However, it is not well related to other sites.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	The different land levels in the locality have the potential to impact on the provision of both highway and pedestrian links.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site to the west/south west of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes No	If this site were developed, new highway access would be required. Given that the site is relatively enclosed at present with residential development to the north, greenfield land to the east, employment land to the west and a Local Wildlife Site to the south, and it is not adjacent to the highway, there may be limited opportunities to connect the site to the existing highways network at present. There is, however, potential to create highway/pedestrian links to the High Street through an existing access route to the north of the site. This would depend on the highway requirements such as highway and footpath widths. The site may also be accessed at present along the western boundary of the Local Wildlife Site via the existing access route from Star Lane. New access onto the highway to the west may depend on the redevelopment of Star Lane Industrial Estate (which is supported in the Rochford District Core Strategy).
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the south of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	The site is not in immediate proximity to a TPO area or TPO point, however, there are TPO points to the north east of the site along the High Street which are within 230m of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

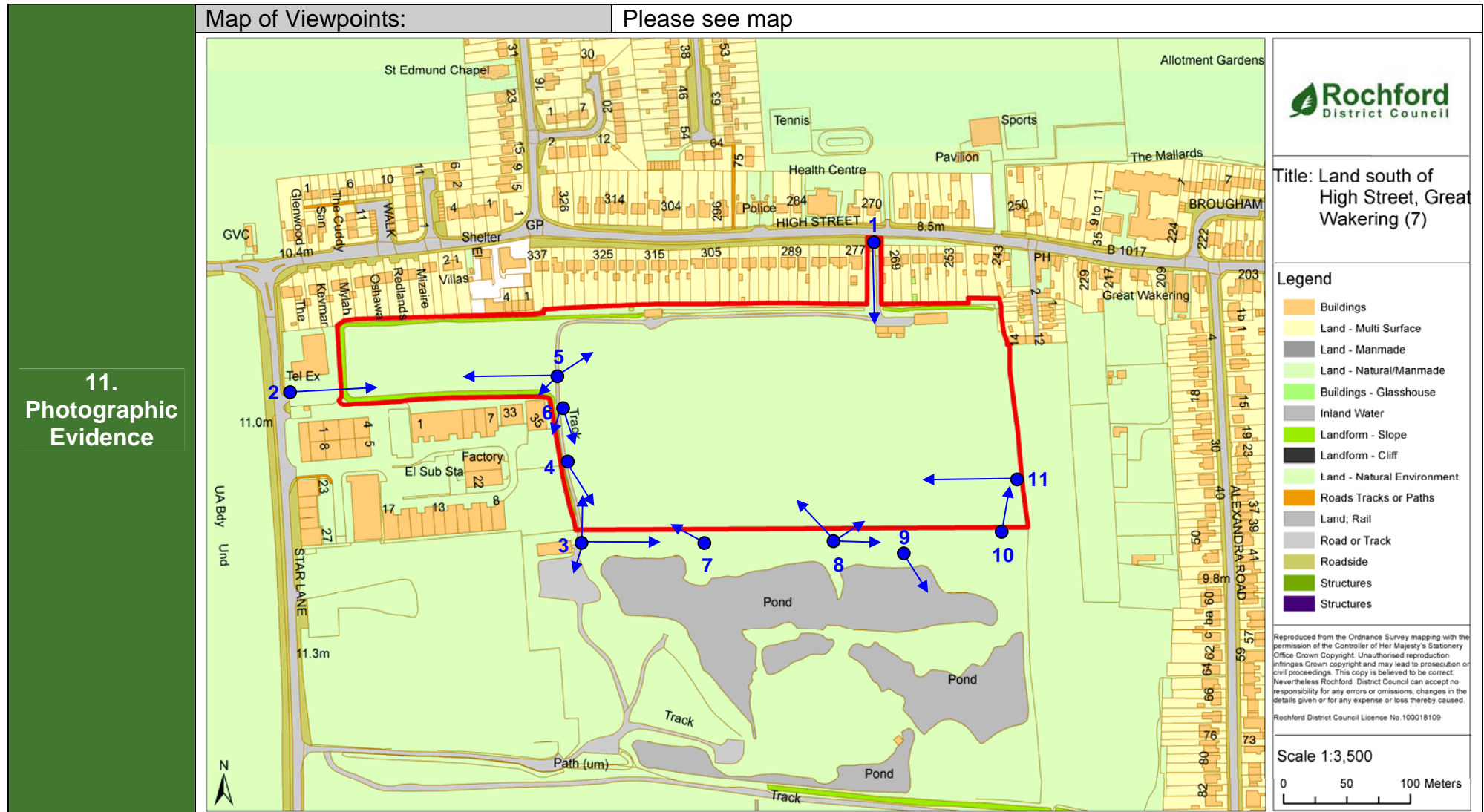
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	Star Lane Industrial Estate (including the disused Brickworks site) which is adjacent to the site is previously developed land, and therefore has the potential to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 1 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The site is enclosed to the north by residential development, to the south by a Local Wildlife Site, to the east by greenfield land (which is quite densely covered with trees, hedgerows and other vegetation), and employment land to the west.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The site is well enclosed by development along its northern and western boundaries which ensures that, generally, there are not open views across the site from the public highway (the High Street to the north and Star Lane to the west). However, there are open views across the north westernmost section of the site from Star Lane due to the lack of screening along the north eastern and north western boundaries of Star Lane Industrial Estate in places. The existing access onto the High Street provides minimal views of the site. The greenfield land to the west encloses to site, and obscures views from the southern end of Exhibition Lane. The site would be visible from the Local Wildlife Site to the south.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare
		Net development site area (in hectares):	8.02 hectares (gross) 50% - 4.01 hectares (net) 75% - 6.02 hectares (net)
		Estimated capacity for the site:	120-181 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking east)



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking south west)



Viewpoint 4



Viewpoint 5 (Looking west)



Viewpoint 5 (Looking south/south west)



Viewpoint 5 (Looking north east)



Viewpoint 6



Viewpoint 6



Viewpoint 7



Viewpoint 8 (Looking north)



Viewpoint 8 (Looking north east/east)



Viewpoint 8 (Looking east)



Viewpoint 9



Viewpoint 10



Viewpoint 11

12. Other Issues and Summary

This site is an area of grade 1 agricultural land located to the south of the High Street to the west of Great Wakering. It is adjacent to the existing residential area along the High Street to the north, however, new highways access onto the High Street to the north (depending on the highway requirements) or Star Lane to the west would be required. It is well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space, and is located to the north of a Local Wildlife Site. The site is under the approximate minimum site threshold of 9.52 hectares. This is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare.

There are no onsite constraints as such, however, the different land levels in the locality have the potential to impact on the provision of both highway and pedestrian links. There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site to the west/south west of the site. The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the south of the site and could have implications for the density and dwelling capacity potential of the site. Investment in the existing foul sewerage network also has the potential to constrain development of the site.

This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. The site is well enclosed by development along its northern and western boundaries which ensures that, generally, there are not open views across the site from the public highway (the High Street to the north and Star Lane to the west). However, there are open views across the north westernmost section of the site from Star Lane due to the lack of screening along the north eastern and north western boundaries of Star Lane Industrial Estate in places. The existing access onto the High Street provides minimal views of the site. The greenfield land to the west encloses to site, and obscures views from the southern end of Exhibition Lane. The site would be visible from the Local Wildlife Site to the south.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the south of the High Street. There is residential development to the north, greenfield land to the east, employment land to the west and a Local Wildlife Site to the south. The site is generally enclosed which would promote a strong and defensible Green Belt boundary.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 120 and 181 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. Although the site is well related to some sites within the general location of 'West Great Wakering', such as to the west of Alexandra Road (ref: 201), it is not well related to other sites.

However, if this site and the site to the west of Alexandra Road (ref: 201) were allocated the combined site area would be 10.52 hectares – above the approximate minimum site threshold of 9.52 hectares at 35 dwellings per hectare, but under the threshold of 11.11 hectares at 30 dwellings per hectare. Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 158 and 236 dwellings. This figure is below the dwelling requirement for 'West Great Wakering' as set out in the Rochford District Core Strategy.

At 32 dwellings per hectare, the combined sites would not meet the dwelling requirements:

$$10.52 * 50\% = 5.26 * 32\text{dph} = 169 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 32\text{dph} = 253 \text{ dwellings}$$


At 33 dwellings per hectare, the sites would meet the dwelling requirements if 75% of the site area was developable:

$$10.52 * 50\% = 5.26 * 33\text{dph} = 174 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 33\text{dph} = 261 \text{ dwellings}$$

The ecological value of the site to the west of Alexandra Road would need to be taken into consideration. The need to reallocate land to the west of this area for residential development (ref: SHS1) to ensure the robustness of the Green Belt boundary in this locality would also need to be considered.

Land to the West of Alexandra Road, Great Wakering: Screened Sites Assessment Proforma (Forming part of Option WG3)		
1. Site Information	'Call for Sites' Reference:	201
	Site Name:	Land to the west of Alexandra Road
	Site Location:	Great Wakering
	Site Area (hectares):	2.5 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Predominantly wooded and scrubland area. Some garden areas to the eastern section of the site. Trees, hedgerows and other vegetation on site. Cleared area to the south east and south of the site. Relatively flat although mounds of soil to the south west of the site. Adjacent to a Local Wildlife Site.
	Current Use:	Wooded and scrubland area; garden areas
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; Local Wildlife Site; Green Belt/greenfield land
	Aerial Photograph:	Please see map

	
2. Constraints	Flood Risk
	Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/>
	Commentary:
	Infrastructure Requirements
	New Highways Access Required: <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input checked="" type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: New highways access would be required, however, the provision of access to the north of the site onto the High Street may prove challenging due to the existing narrow entrance to the site at the end of Exhibition Lane. The southern end of this lane is constrained by rows of dwellings on either side but it could provide a pedestrian route. There is existing pedestrian access from the south and east. New access would be required outside of the site. Significant investment in the existing foul sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Some investment in walking and public transport may be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the south of the High Street and to the west of Alexandra Road. It is largely enclosed along its southern boundaries, however, it has the potential to create an island of Green Belt (as there is an area to the east / north east of the site which would be undesignated) which could impact on the defensibility of the Green Belt boundary in this location if allocated on its own.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Great Wakering. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	Medium		This site is a wooded area located to the west of Alexandra Road to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low		This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east / north east along the High Street.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	Medium	This site is a wooded area located to the west of Alexandra Road to the west of Great Wakering. Whilst it could encourage the recycling of land in proximity to the centre of Great Wakering, there is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is predominantly adjacent to the existing residential area along the High Street to the north and Alexandra Road to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m from the High Street (with access via Exhibition Lane).
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Great Wakering is less than 800m distance from the site (with access via Exhibition Lane). The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Great Wakering is less than 800m distance from the site along the High Street (with access via Exhibition Lane).
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along the High Street. The nearest bus stop is less than 800m from the site, along the High Street (with access via Exhibition Lane).
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Great Wakering are situated in the High Street. These are approximately 1km distance from the site (with access via Exhibition Lane).
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Yes/No	Commentary
<p>5. Site Sustainability Issues – Site Restraints</p>	<p>If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)</p>	<p>Yes/No</p>	<p>The site is under the approximate minimum site threshold of 9.52 hectares. This figure is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare. The site is well related to some sites within the general location of ‘West Great Wakering’, such as to the south of the High Street. However, it is not well related to other sites.</p>
	<p>Are there features on site which have the potential to constrain development? (1, 4, 7, 11)</p>	<p>Yes</p>	<p>There is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site.</p>
	<p>Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)</p>	<p>Yes</p>	<p>There is an existing footpath running through the site which is accessible from the south (via the footpath running west to east from Star Lane) and east (between 64 and 64a Alexandra Road). There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site to the west / south west of the site.</p>
	<p>Is the site well related to the highway network? (1, 2, 8, 9)</p>	<p>No</p>	<p>The site is not located on the highway network and new highways access would be required. The provision of access to the north of the site onto the High Street may prove challenging due to the existing narrow entrance to the site at the end of Exhibition Lane. The southern end of this lane is constrained by rows of dwellings on either side but it could provide a pedestrian route. New access would be required outside of the site.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the west/south west of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	The site is not in immediate proximity to a TPO area or TPO point, however, there is a TPO to the north east of the site along the High Street which is within 200m of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site in proximity to a Listed Building? (11)	Yes	There is a grade II Listed Building ('229 High Street') approximately 50m away distance from the site.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	Star Lane Industrial Estate (including the disused Brickworks site) to the west of the site is previously developed land, and therefore has the potential to be contaminated.

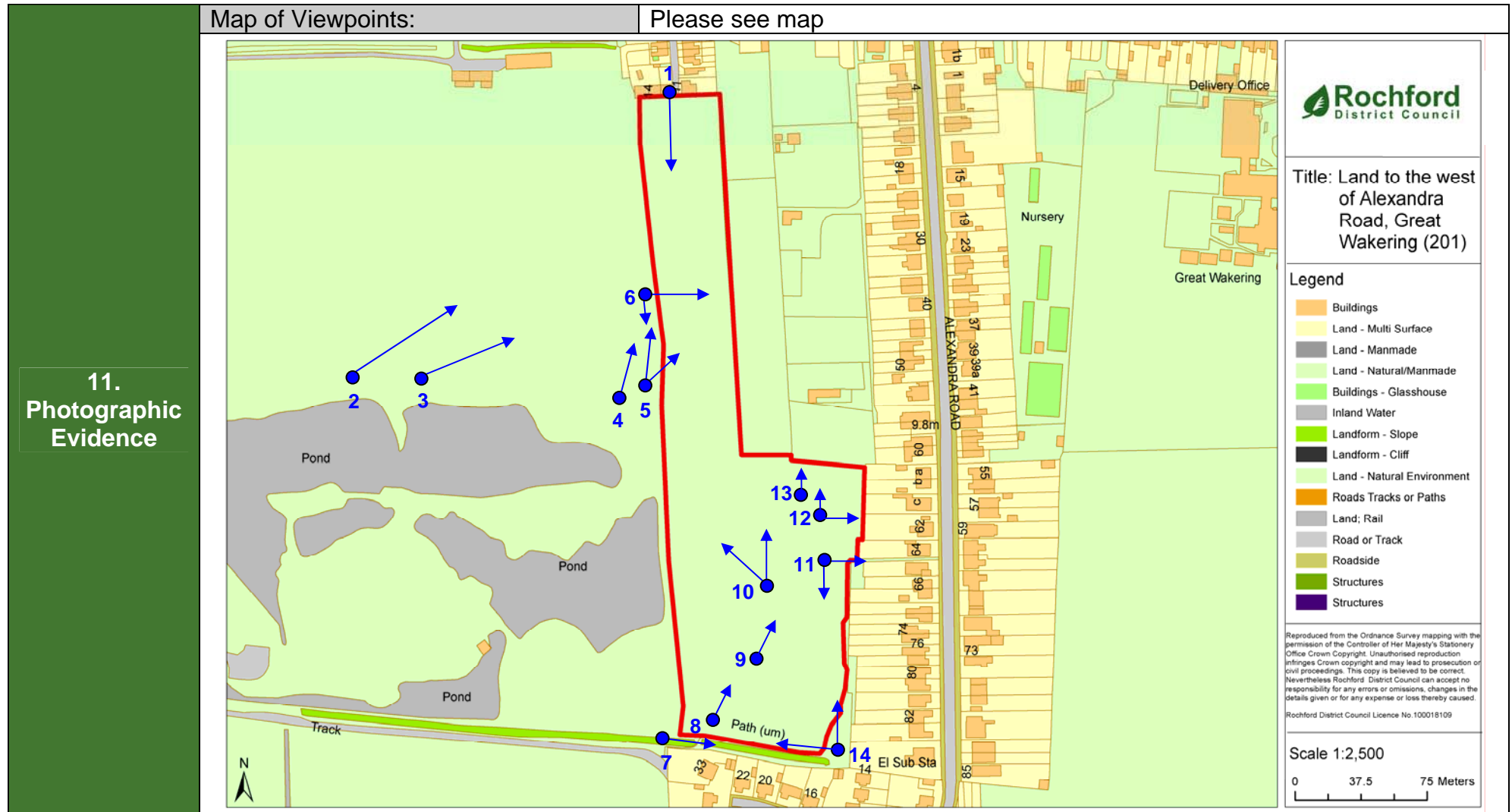
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	The site is designated as grade 1 agricultural land, but it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	No	There is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site. However, it is noted that this site was not included within the boundary of the adjacent Local Wildlife Site when these were reviewed in 2007.
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	There is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site. Part of this site could be used as open space and/or a wildlife corridor.
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	The site is designated as grade 1 agricultural land, but it is not used as such.
Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.	
Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)		Yes/No
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The site is located to the south of the High Street to the west of Alexandra Road, and as such is not visible from the public highway. Although the site is visible from Exhibition Lane and the public footpath to the south which runs through the site, the relatively dense vegetation on site does not provide open views across it. The current cleared area to the south/south east of the site enables open views along the eastern boundary and from the entrance between the dwellings to the east. However, the dense vegetation does not provide open views across the entire site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	2.5 hectares (gross) 50% - 1.25 hectares (net) 75% - 1.88 hectares (net)
		Estimated capacity for the site:	38-56 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5 (Looking north west/west)



Viewpoint 5 (Looking north)



Viewpoint 6 (Looking west)



Viewpoint 6 (Looking south)



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10 (Looking north west)



Viewpoint 10 (Looking north)



Viewpoint 11 (Looking south)



Viewpoint 11 (Looking east)



Viewpoint 12 (Looking north)



Viewpoint 12 (Looking east)



Viewpoint 13



Viewpoint 14 (Looking west)



Viewpoint 14 (Looking north)

12. Other Issues and Summary

This site is predominantly a wooded and scrubland area with some garden areas to the east located to the west of Alexandra Road to the west of Great Wakering. There is an existing road to the north of the site (Exhibition Lane) onto the High Street, however, it is insufficient to provide vehicular access onto the site. New access outside of the site would be required. The site is predominantly adjacent to the existing residential area along the High Street to the north and Alexandra Road to the east. It is well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space. The site is under the approximate minimum site threshold of 9.52 hectares. This is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare.

This site is located adjacent to a Local Wildlife Site, which bounds the site to the west / south west. There is an existing footpath running through the site accessible from the south and east, which could be impacted with development of this site. There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site. Given the current condition and its proximity to the Local Wildlife Site there is potential that this site could have biodiversity value, however, it is noted that this site was not included within the boundary of the adjacent Local Wildlife Site when these were reviewed in 2007. Part of this site could be used as open space and/or a wildlife corridor. However, investment in the existing foul sewerage network has the potential to constrain development of the site.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. It is located to the south of the High Street to the west of Alexandra Road, and as such is not visible from the public highway. Although the site is visible from Exhibition Lane and the public footpath to the south which runs through the site, the relatively dense vegetation on site does not provide open views across it. The current cleared area to the south / south east of the site enables open views along the eastern boundary and from the entrance between the dwellings to the east. However, the dense vegetation does not provide open views across the entire site.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east / north east along the High Street. There is a grade II Listed Building approximately 50m away distance from the site, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the south of the High Street and to the west of Alexandra Road. It is largely enclosed along its southern boundaries, however, it has the potential to create an island of Green Belt (as there is an area to the east / north east of the site which would be undesignated) could impact on the defensibility of the Green Belt boundary in this location if allocated on its own.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 38 and 56 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. The site is well related to some sites within the general location of 'West Great Wakering', such as to the south of the High Street (ref: 7; 202). However, it is not well related to other sites.

If this site and the site to the south of the High Street (ref: 7; 202) were allocated the combined site area would be 10.52 hectares – above the approximate minimum site threshold of 9.52 hectares at 35 dwellings per hectare but under the threshold of 11.11 hectares at 30 dwellings per hectare. Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 158 and 236 dwellings. This figure is below the dwelling requirement for 'West Great Wakering' as set out in the Rochford District Core Strategy.

At 32 dwellings per hectare, the combined sites would not meet the dwelling requirements:

$$10.52 * 50\% = 5.26 * 32dph = 169 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 32dph = 253 \text{ dwellings}$$

At 33 dwellings per hectare, the sites would meet the dwelling requirements if 75% of the site area was developable:

$$10.52 * 50\% = 5.26 * 33dph = 174 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 33dph = 261 \text{ dwellings}$$

The potential impact on biodiversity would need to be taken into consideration and mitigated against, should these sites be taken forward, for example through biodiversity offsetting. However, this general location requires that public open space should be included within any site allocated, which could retain some of the area to the west of Alexandra Road and enable the creation of a wildlife corridor. The need to reallocate land to the east of this area (ref: SHS1) for residential development to ensure the robustness of the Green Belt boundary in this locality would also need to be considered.

Land West of Little Wakering Road, Great Wakering: Screened Sites Assessment Proforma (Forming part of Options WGW2 and WGW5)		
1. Site Information	'Call for Sites' Reference:	177
	Site Name:	Land west of Little Wakering Road
	Site Location:	Great Wakering
	Site Area (hectares):	11.18 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Watercourse along the northern and southern boundaries of the site. Relatively flat. Temporary road abutting the western site boundary. Elongated mound towards the south western corner of the site running along part of the western boundary. Some trees along the southern boundary.
	Current Use:	Agricultural
	Proposed Use:	Residential; open space
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land
Aerial Photograph:	Please see map	

																									
2. Constraints	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="383 911 2119 951">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="383 951 1547 991">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1547 951 2119 991"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 991 1547 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1547 991 2119 1031"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1031 1547 1070">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1547 1031 2119 1070"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1070 1547 1110">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1547 1070 2119 1110"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="383 1110 2119 1150">Commentary:</td> </tr> <tr> <th colspan="2" data-bbox="383 1150 2119 1190">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="383 1190 1547 1230">New Highways Access Required:</td> <td data-bbox="1547 1190 2119 1230"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1230 1547 1270">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1547 1230 2119 1270"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1270 1547 1310">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1547 1270 2119 1310"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1310 1547 1350">Significant Investment in walking/public transport required:</td> <td data-bbox="1547 1310 2119 1350"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1350 1547 1369">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1547 1350 2119 1369"><input type="checkbox"/></td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input checked="" type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
Flood Risk																									
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																								
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>																								
Commentary:																									
Infrastructure Requirements																									
New Highways Access Required:	<input checked="" type="checkbox"/>																								
Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>																								
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>																								
Significant Investment in walking/public transport required:	<input type="checkbox"/>																								
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: New highways access onto Barrow Hall Road or Southend Road would be required. Significant investment in the existing foul sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Some investment in walking (as there is no footpath along the northern boundary on the south side of Barrow Hall Road, or partly along Southend Road along the southern boundary of the site) and public transport may be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	The site is situated to the west of Little Wakering Road and is bounded by Barrow Hall Road to the north, existing residential development to the east and south, Southend Road to the south and by a track to the west. It would be able to ensure that a robust and defensible Green Belt boundary could be maintained in this locality, although as noted within the updated Sustainability Appraisal, there would be some concerns in respect of the boundary to the west.
	To prevent neighbouring towns from merging into one another	Low	This site is located to the west of Great Wakering and the settlements of Little Wakering and Barling are to the north/north east of the site. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the west of Little Wakering Road to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the west of Little Wakering Road to the west of Great Wakering.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area along Little Wakering Road, Barrow Hall Road and Southend Road.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		The nearest village centre is Great Wakering. The edge of the site is less than 800m distance from the western edge of the High Street.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Great Wakering is approximately 1km distance from the site. The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Great Wakering is less than 800m distance from the site along the High Street.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along the High Street/Southend Road and Star Lane. The nearest bus stops are less than 800m from the site, along Star Lane to the south and Southend Road to the east.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Great Wakering are situated in the High Street. These are approximately 1.5km distance from the site.
Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 9.52 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site is adjacent to Southend Road and Barrow Hall Road. New highways access onto Barrow Hall Road or Southend Road would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The likelihood of extensive archaeological deposits and lack of development generally within Historic Environment Character Zone 14 indicates good potential for historic environment assets. In terms of survival, the historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within this zone.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 1 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.

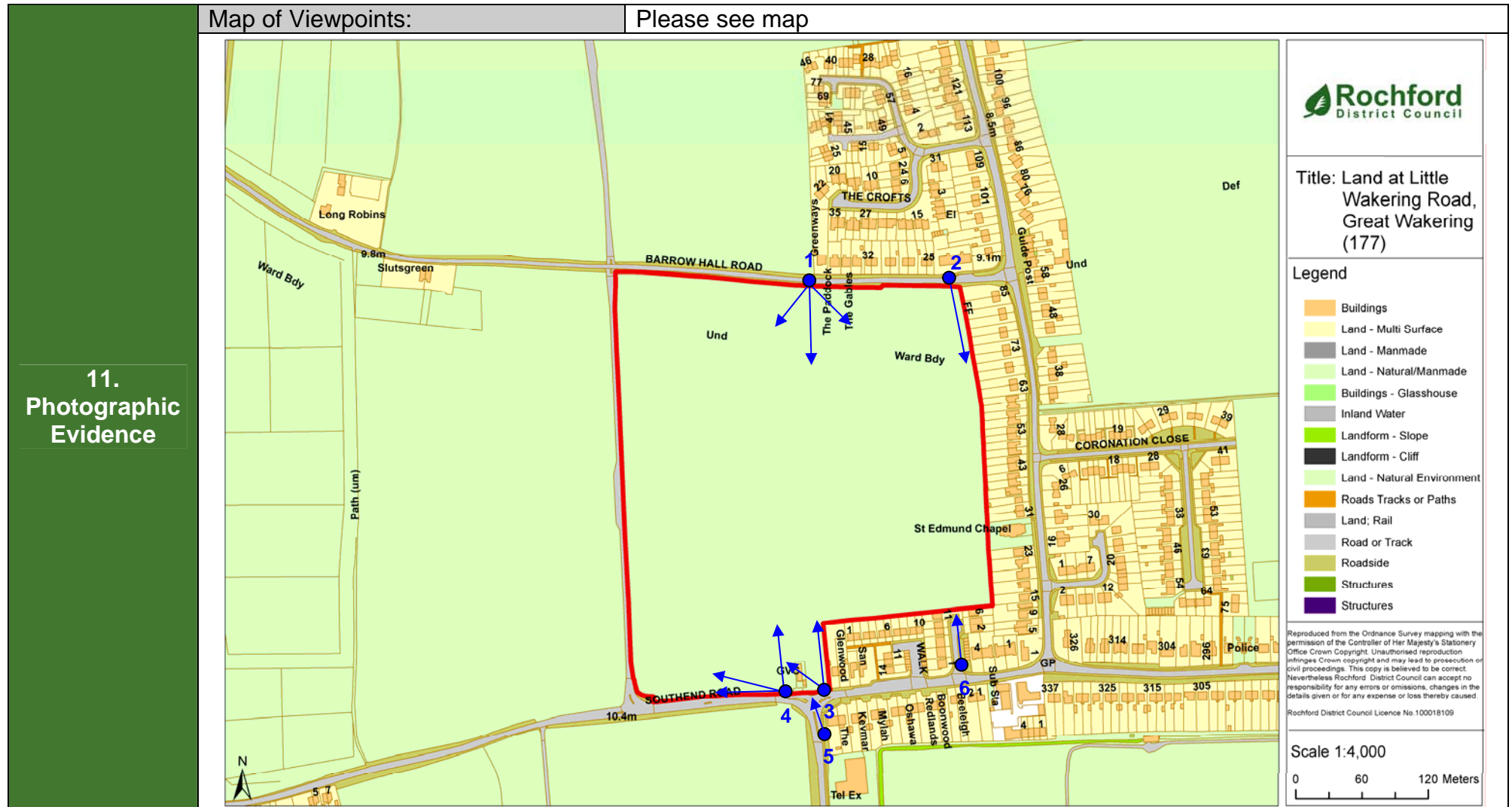
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is situated within Historic Environment Character Zone 14. The historic settlement pattern is dispersed in this area, with both irregular and regular field systems. Although there has been little formal archaeological fieldwork chance finds indicate multi-period occupation. The coherence of dispersed settlements and the structure of the historic landscape together with potential buried deposits would suffer if significant change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	Whilst the site is enclosed on all four sides by Barrow Hall Road to the north, residential development to the east and south, Southend Road to the south and by a track to the west, it is not enclosed by natural features. There are some trees along the southern boundary of the site and an elongated mound to the west/south west of the site but these do not fully enclose the site.
	Site Sustainability Indicators	Rating	Commentary
Are there open views across the site? (1)	Fully/Partially	There are some trees along the southern boundary of the site, however, on the whole the site is not enclosed by natural features to screen the site from view. The site is predominantly open along its northern, western and southern boundaries. There is residential development along the eastern boundary of the site. Residential development, along part of the southern boundary of the site, does partially screen the site from the eastern approach along Southend Road. The site, however, is visible from the approach along Barrow Hall Road, Southend Road, and Star Lane to the south, and from the track to the west. Generally there are open views across the site.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	11.18 hectares (gross) 50% - 5.59 hectares (net) 75% - 8.39 hectares (net)
		Estimated capacity for the site	168-252 dwellings at 30 dwellings per hectare 196-294 dwellings at 35 dwellings per hectare





Viewpoint 1 (Looking east/south east)



Viewpoint 1 (Looking west/south west)



Viewpoint 1 (Looking south)



Viewpoint 2



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking north west)



Viewpoint 4 (Looking west)



Viewpoint 4 (Looking west/north west)



Viewpoint 4 (Looking north)



Viewpoint 5



Viewpoint 6

12. Other
Issues and
Summary

This site is an area of grade 1 agricultural land located to the west of Little Wakering Road to the west of Great Wakering. It is adjacent to the existing residential area along Little Wakering Road, Barrow Hall Road and Southend Road, however, new highways access onto Barrow Hall Road or Southend Road would be required. This site is generally well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest, and is over the approximate minimum site threshold of 9.52 hectares.

There are generally no onsite constraints, however, investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a temporary road abutting the western site boundary, which is due to be removed once the use at the Barling quarry and landfill site has ceased.

This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. There are some trees along the southern boundary of the site, however, on the whole the site is not enclosed by natural features to screen the site from view. The site is predominantly open along its northern, western and southern boundaries. There is residential development along the eastern boundary of the site. Residential development, along part of the southern boundary of the site, does partially screen the site from the eastern approach along Southend Road. The site, however, is visible from the approach along Barrow Hall Road, Southend Road, and Star Lane to the south, and from the track to the west. Generally there are open views across the site.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

It is situated to the west of Little Wakering Road and is bounded by Barrow Hall Road to the north, existing residential development to the east and south, Southend Road to the south and by a track to the west. It would be able to ensure that a robust and defensible Green Belt boundary could be maintained in this locality, although as noted within the updated Sustainability Appraisal, there would be some concerns in respect of the boundary to the west.

The SHLAA (2012) indicates that this site has the potential to accommodate between 168 and 252 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare, the site has the potential to accommodate between 196 and 294 dwellings based on a calculation of 50% and 75% developable area respectively.

North of Poynters Lane and East of Star Lane, Great Wakering: Forming part of Options WGW3 and WGW4 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	Allocations DPD Reference:	Option WGW3; WGW4
	Site Name:	North of Poynters Lane and East of Star Lane
	Site Location:	Great Wakering
	Site Area (hectares):	Approximately 14 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Public right of way along the northern boundary of the site. Partial watercourse along the northern, western and southern boundaries. Watercourse along the eastern boundary of the site. Relatively flat, although gentle increase in the height of the land towards the southern end of the site. Slight incline from the site to Star Lane in places along the western boundary. Trees and hedgerows partially bounding the site to the north, south, east and west. Local Wildlife Site to the north/north east of the site.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; former brickworks site; access road to Local Wildlife Site; Local Wildlife Site
Aerial Photograph:	Please see map	

																									
2. Constraints	<table border="1"> <tr> <td colspan="2" style="text-align: center;">Flood Risk</td> </tr> <tr> <td>Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Zone 3a: High Probability (>1% probability of annual flooding)</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2">Commentary:</td> </tr> <tr> <td colspan="2" style="text-align: center;">Infrastructure Requirements</td> </tr> <tr> <td>New Highways Access Required:</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Significant Investment in Existing Foul Sewerage Required:</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Significant Investment in walking/public transport required:</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Flood Risk Mitigation Measures Required:</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input checked="" type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input checked="" type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
Flood Risk																									
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>																								
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>																								
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>																								
Commentary:																									
Infrastructure Requirements																									
New Highways Access Required:	<input checked="" type="checkbox"/>																								
Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>																								
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>																								
Significant Investment in walking/public transport required:	<input checked="" type="checkbox"/>																								
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: Although there is existing access to the north of the site from Star Lane which leads to the Local Wildlife Site, new highways access onto Star Lane and/or Poynters Lane may be required. Investment in improved walking routes (as there is no footpath on the eastern side of Star Lane beyond Star Lane Industrial Estate to the north) and enhanced public transport routes may also be required. It is likely, as with other sites in this general location, that investment in the existing foul sewerage network would be required to serve the proposed growth.		
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	This site is located to the south of Star Lane Industrial Estate and Star Lane Brickworks. It has the potential to engender coalescence between Shoebury and Great Wakering. As noted within the updated Sustainability Appraisal, it would have a greater impact on the character of the landscape on a wider scale as opposed to other options such as Option WGW1 (to the south of the High Street). The site, however, would promote a defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	High	This site is located to the south of Star Lane Industrial Estate and Star Lane Brickworks. It has the potential to engender coalescence between Shoebury and Great Wakering.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the south of Star Lane Industrial Estate and Star Lane Brickworks.
	To preserve the setting and special character of historic towns	Low	This site is not situated in close proximity to Great Wakering Conservation Area which is located towards the eastern end of the High Street. This area contains some Listed Buildings.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the south of Star Lane Industrial Estate and Star Lane Brickworks.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The distance from the edge of the site to the edge of Great Wakering (northern end of Star Lane) is less than 800m walking distance.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		The nearest village centre is Great Wakering. The edge of the site is less than 800m distance from the western edge of the High Street.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 1.5km distance from the site. The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery is approximately 800m distance from the site along the High Street.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Star Lane. The nearest bus stop is less than 800m to the north of the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services are situated in the High Street. These are approximately 1.9km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 9.52 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There is a public right of way which runs from Star Lane along the northern boundary of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	Although there is existing access to the north of the site from Star Lane which leads to the Local Wildlife Site, new highways access onto Star Lane and/or Poynters Lane may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the north/north east of the site.
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located towards the eastern end of the High Street. This area contains some Listed Buildings.
Is the site in proximity to a Listed Building? (11)	No	
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	Star Lane Brickworks to the north of the site has the potential to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is grade 1 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	

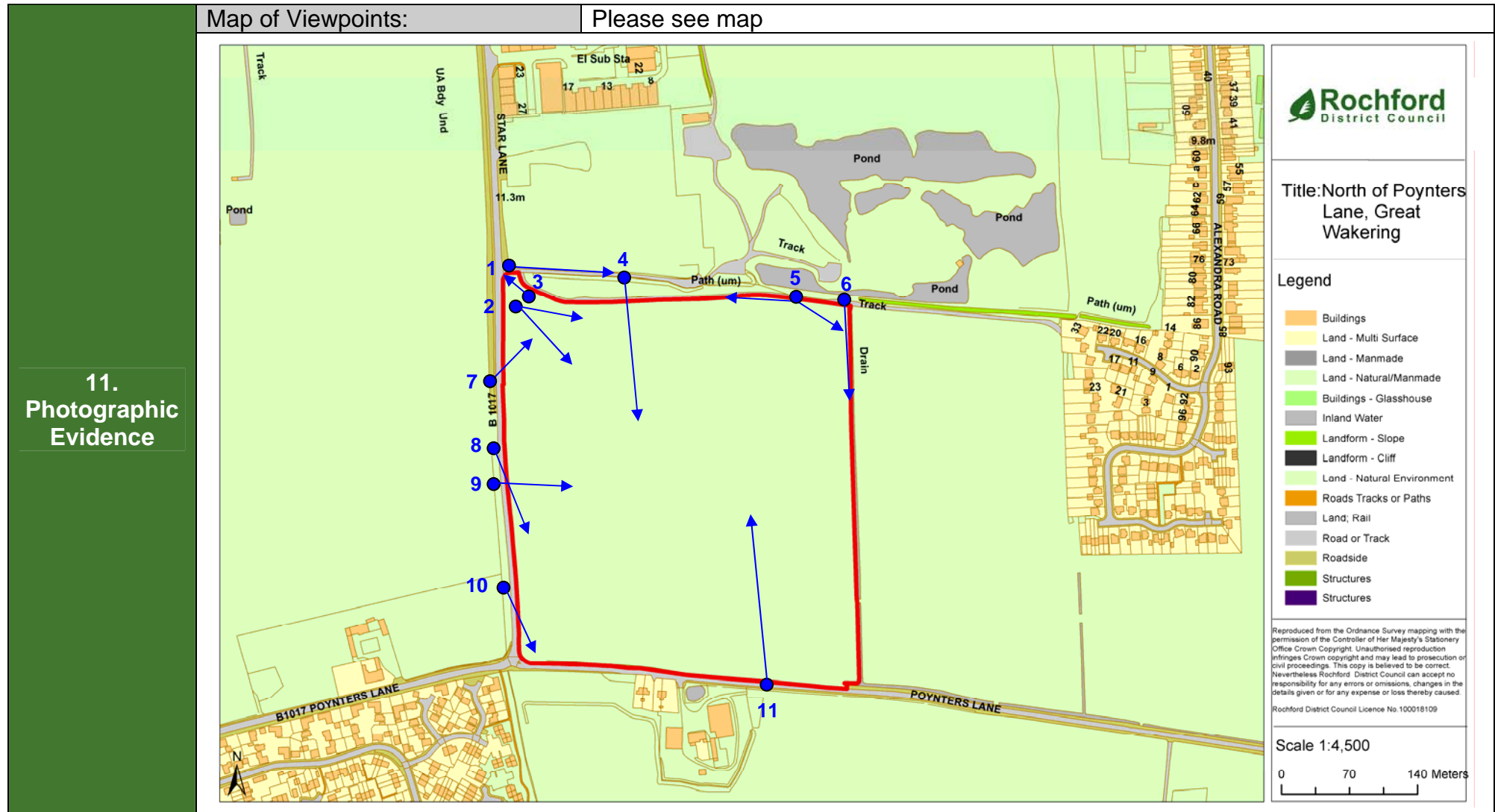
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The site is partially bounded to the north and west by trees and hedgerows which segregate the site from the brickworks, access road to the Local Wildlife Site and part of the Local Wildlife Site itself to the north and Star Lane to the west. A public footpath runs along the northern boundary of the site between the field and the trees and hedgerows. There are sporadic trees and hedgerows along the western boundary of the site. The site is partially bounded to the south by trees and hedgerows. There is a watercourse along the eastern boundary of the site which provides partial enclosure of the site to the east.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully/Partially	The enclosure of the site to the north would provide some screening of the site, however, the site is highly visible from the public footpath which runs along the northern boundary. The trees and hedgerows along the western boundary would also provide some screening of the site from the public highway. The site would be visible from Star Lane given the sporadic presence of trees and hedgerows along the public highway (the western boundary of the site). It would also be visible from the south, although the trees to the south of Alexandra Road and further to the east along Poynters Lane would provide screening of the site from the eastern approach along Poynters Lane. It would, however, be visible from the south western approach along Poynters Lane. There are significant open views across the site, particularly from the west along Star Lane, the south/south west along Poynters Lane and from the north along the public footpath.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare (based on the average estimated appropriate density for sites within the general location of 'West Great Wakering' from the SHLAA, 2012)
		Net development site area (in hectares):	14 hectares (gross) 50% - 7 hectares (net) 75% - 10.5 hectares (net)
		Estimated capacity for the site:	210-315 dwellings at 30 dwellings per hectare 245-368 dwellings at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2 (Looking east)



Viewpoint 2 (Looking south east)



Viewpoint 3



Viewpoint 4



Viewpoint 5 (Looking south east)



Viewpoint 5 (Looking west)



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11

12. Other Issues and Summary

This is an area of grade 1 open agricultural land to the north of Poynters Lane to the south/south west of Great Wakering. Although there is existing access to the north of the site from Star Lane which leads to the Local Wildlife Site, new highways access onto Star Lane and/or Poynters Lane may be required. The site is not adjacent to the existing residential area, but it is in proximity to the north of the site. This site is reasonably well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space and is adjacent to a Local Wildlife Site which is situated to the north / north east of the site. It is over the approximate minimum site threshold of 9.52 hectares.

There are no onsite constraints as such, however, there is a gentle increase in the height of the land towards the southern end of the site and a slight incline from the site to Star Lane in places along the western boundary. Investment in the existing foul sewerage network has the potential to constrain development of the site. There is also a public right of way which runs from Star Lane along the northern boundary of the site which could be impacted.

This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. The site would be visible from Star Lane given the sporadic presence of trees and hedgerows along the public highway (the western boundary of the site). It would also be visible from the south, although the trees to the south of Alexandra Road and further to the east along Poynters Lane would provide screening of the site from the eastern approach along Poynters Lane. It would, however, be visible from the south western approach along Poynters Lane. There are significant open views across the site, particularly from the west along Star Lane, the south / south west along Poynters Lane and from the north along the public footpath.


This site has the potential to engender coalescence between Shoebury and Great Wakering. As noted within the updated Sustainability Appraisal, it would have a greater impact on the character of the landscape on a wider scale as opposed to other options such as Option WGW1 (to the south of the High Street). Whilst this site would promote a defensible Green Belt boundary, it has the potential to engender coalescence between Shoebury and Great Wakering.

This site is not situated in close proximity to Great Wakering Conservation Area which is located towards the eastern end of the High Street. This area contains some Listed Buildings. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 210 and 315 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare, the site has the potential to accommodate between 245 and 368 dwellings based on a calculation of 50% and 75% developable area respectively.

It is notable that this area was also included within the potential options for additional employment land to the south of Great Wakering (Option E19, E20 and E22) set out in the Discussion and Consultation Document. Following the March 2012 Local Development Framework Sub-Committee, members recommended that consideration should be given to the identification of an option to the north of Poynters Lane encompassing part of Option E20.

Land South of the High Street and West of Alexandra Road, Great Wakering: Potential Additional Land to be Reallocated (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	SHS1
	Site Name:	Land South of the High Street and West of Alexandra Road
	Site Location:	Great Wakering
	Site Area (hectares):	Approximately 1.9 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Wooded and scrubland areas, and some garden areas. Relatively flat. Paddocks on site. Some buildings and structures on site.
	Current Use:	Greenfield land (including paddocks and some garden areas)
	Proposed Use:	Residential - If the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land
Aerial Photograph:	Please see map	

	
2. Constraints	Flood Risk
	Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/>
	Commentary:
	Infrastructure Requirements
	New Highways Access Required: <input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input checked="" type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input type="checkbox"/>	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Commentary: This site is located to the south of the High Street and there are two existing access points onto the site from the High Street. It is likely, as with other sites in this general location that investment in the existing foul sewerage network should this site be considered appropriate for residential development. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the west of Alexandra Road and south of the High Street, with residential development to the north and east, and greenfield land to the south and west. It may have the potential to create a strong and defensible Green Belt boundary. However, as set out above, if the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Great Wakering. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	Medium		This site is greenfield land located to the west of Alexandra Road and south of the High Street to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low		This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium		This site is greenfield land located to the west of Alexandra Road and south of the High Street to the west of Great Wakering.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the north and east.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from the High Street (with access to the north of the site).
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Great Wakering is less than 800m distance from the site. The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Great Wakering is less than 800m distance from the site along the High Street.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along the High Street. The nearest bus stop is less than 800m from the site, along the High Street.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services in Great Wakering are situated in the High Street. These are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	If the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	However, there is a public footpath running through the site located to the west / south which can provide access to this site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is located to the south of the High Street and there are two potential existing access points onto the site from Star Lane.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes/No	The site is approximately 55m from a Local Wildlife Site (R35. Star Lane Pits) which is situated to the west / south west of the site.
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	The site is not in immediate proximity to a TPO area or TPO point, however, there are TPO points to the north and east of the site along the High Street which are between 115m and 200m distance from the site.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.
Is the site in proximity to a Listed Building? (11)	Yes	There is a grade II Listed Building ('229 High Street') approximately 20m away distance from the site to the north.
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

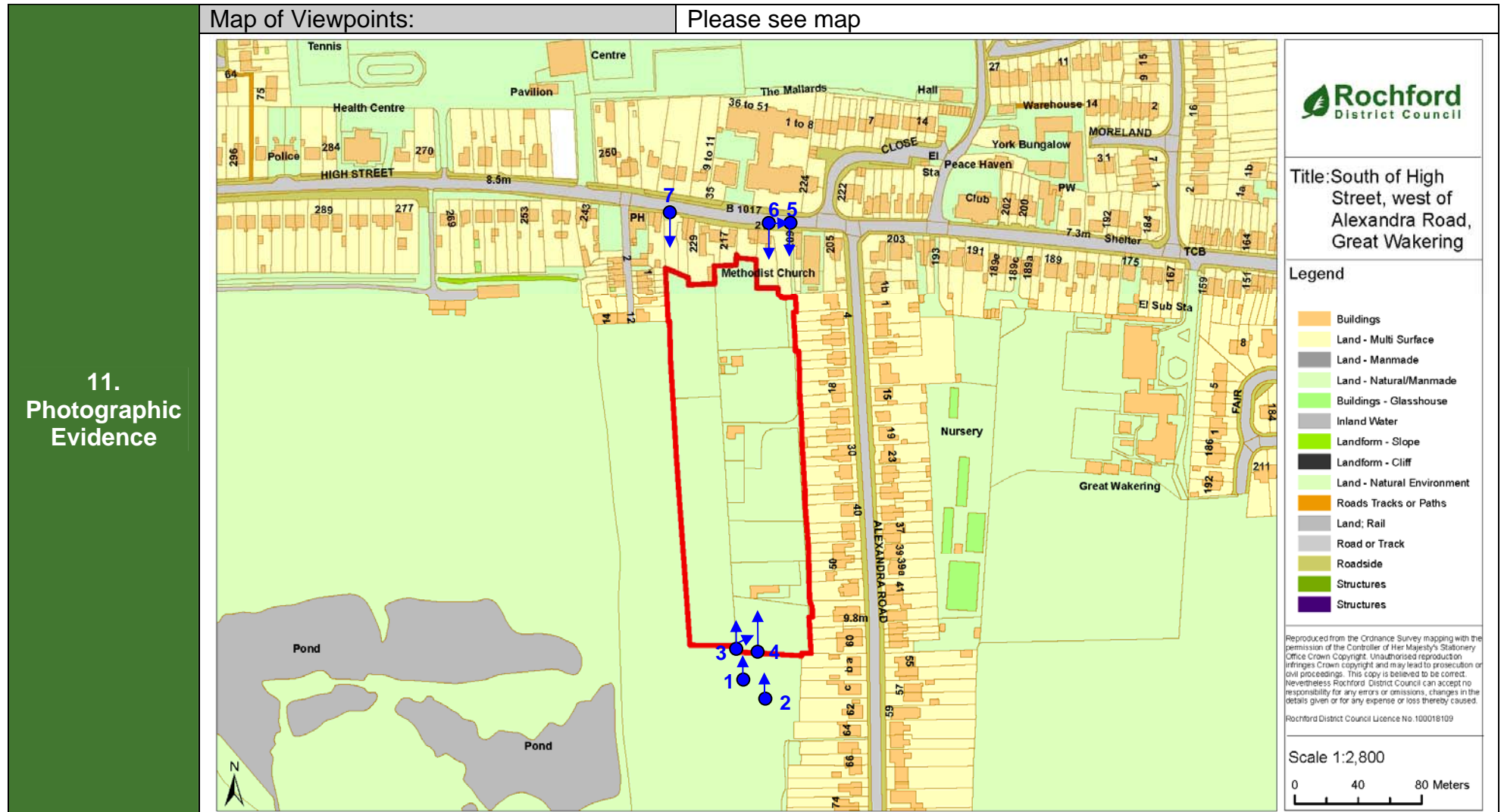
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is designated grade 1 agricultural land it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows to the west and garden areas to the south of the site which provides enclosure along these boundaries. The site is enclosed along its eastern and northern boundaries by residential development.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The enclosure of the site along its boundaries with greenfield land to the west which is largely densely vegetated, a garden area to the south, and residential development to the north and east generally does not provide open views across the site. There are some open views across the southern section of the site from the south west, and although there is existing access onto the site from the north, the dense vegetation does not enable open views.

10. Potential Capacity	Residential Use Potential Site Capacity	As set out above, if the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, if this site were considered appropriate for residential use, it could potentially accommodate the following number of dwellings:	
		Estimated appropriate density for area:	30-35 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'West Great Wakering' from the SHLAA, 2012)
		Net development site area (in hectares):	1.9 hectares (gross) 75% - 1.43 hectares (net) 90% - 1.71 hectares (net)
		Estimated capacity for the site:	43-52 dwellings at 30 dwellings per hectare 50-60 dwellings at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking east / north east)



Viewpoint 4



Viewpoint 5



Viewpoint 6 (Looking east)



Viewpoint 6 (Looking south)



Viewpoint 7

12. Other Issues and Summary

This site is an area of greenfield land located to the west of Alexandra Road and south of the High Street to the west of Great Wakering. It is adjacent to the existing residential area which is designated to the north and east and there are two existing access points onto the site from the High Street (which are within the existing residential area). This site is well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space, and although this site is not in immediate proximity to areas of ecological importance, it is approximately 55m from a Local Wildlife Site situated to the west / south west. Generally there are no onsite constraints.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The enclosure of the site along its boundaries with greenfield land to the west which is largely densely vegetated, a garden area to the south, and residential development to the north and east generally does not provide open views across the site. There are some open views across the southern section of the site from the south west, and although there is existing access onto the site from the north, the dense vegetation does not enable open views.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street. However, there is a grade II Listed Building approximately 20m away distance from the site to the north, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is bounded by residential development to the north and east, and greenfield land to the south and west. It may have the potential to create a strong and defensible Green Belt boundary. However, if the sites to the south of the High Street (ref: 7; 202) and to the west of Alexandra Road (ref: 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.

Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 43 and 52 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 50 and 60 dwellings based on a calculation of 75% and 90% developable area respectively.

12 Gypsy and Traveller Site Options

12.1 The Rochford District Core Strategy sets out the following criteria for the allocation of a Gypsy and Traveller site(s):

- The promotion of peaceful and integrated co-existence between the site and the local community
- The wider benefits of easier access to GP and other health services
- Children attending school on a regular basis
- The provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites
- The need to direct sites away from areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans

12.2 In order to accommodate the 15 pitches required in the Rochford District Core Strategy by 2018, an approximate site size (based on an allowance of between 0.05 hectares and 0.1 hectares per pitch) has been calculated.

$$15 \text{ pitches} * 0.05 \text{ hectares} = \mathbf{0.75 \text{ hectares}}$$

$$15 \text{ pitches} * 0.1 \text{ hectares} = \mathbf{1.5 \text{ hectares}}$$

12.3 Therefore for 15 pitches, a minimum site size of 0.75 hectares would be required.

12.4 The majority of the options set out in the Discussion and Consultation Document have been assessed further, with the exception of Options GT4, GT5 and GT7. The updated Sustainability Appraisal suggested that two of these sites (Options GT4 and GT5) are less well related to the requirements of the Rochford District Core Strategy in terms of location. Option GT7 which was submitted through the 'Call for Sites' to be considered for allocation as a site for travelling showpeople, rather than a Gypsy and Traveller Site as set out in the Discussion and Consultation Document and therefore has not been considered further. An additional site, which was submitted through the 'Call for Sites' and was included within the updated Sustainability Appraisal (Option ALT8), has also been considered. All of the sites have been assessed using the same methodology.

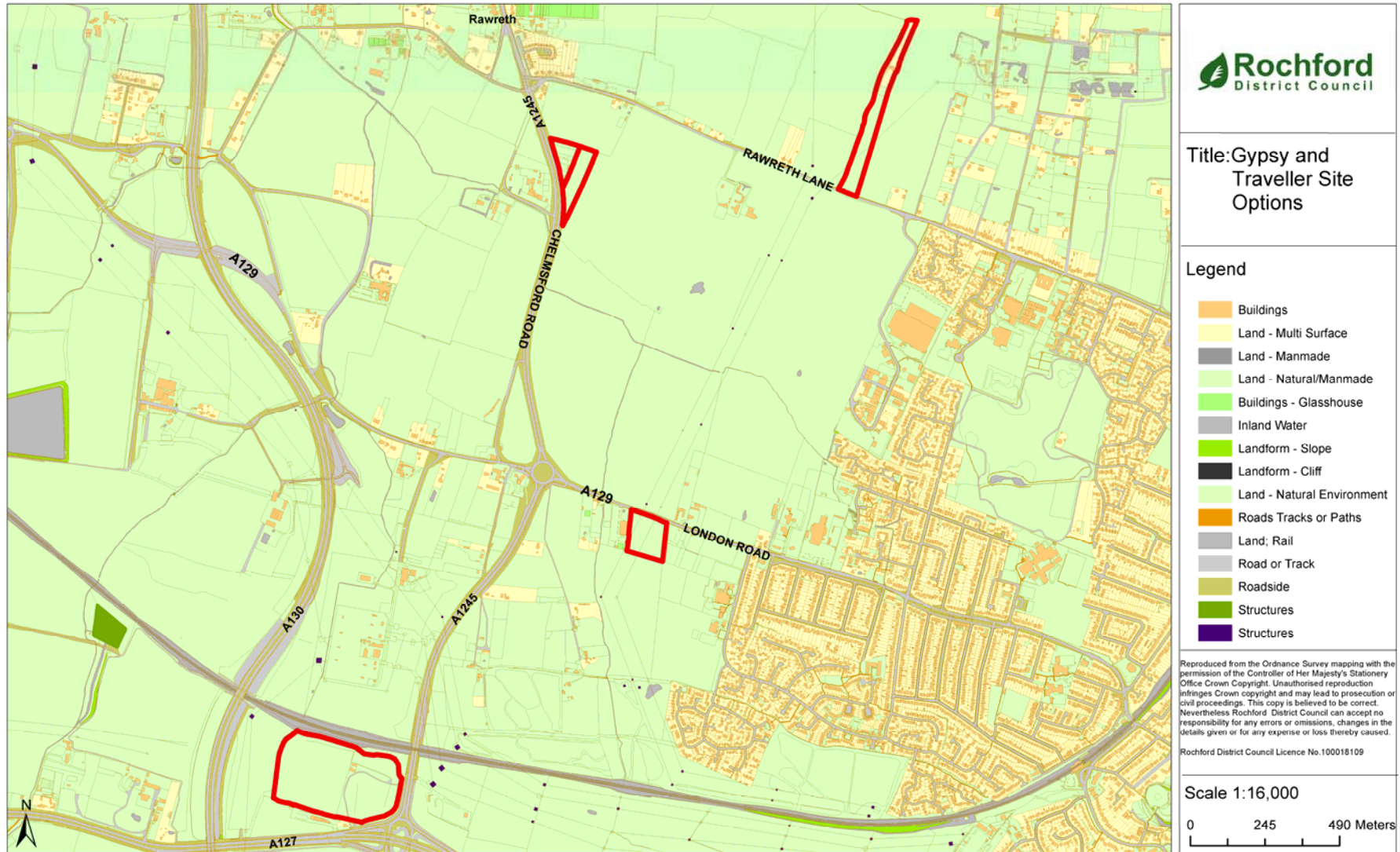


Figure 10 – Sites assessed to the west of the District for the potential allocation as a Gypsy and Traveller site

**The Dell, Madrid Avenue, Rawreth Lane, Rayleigh:
Screened Sites Assessment Proforma (Not included within the Allocations DPD:
Discussion and Consultation Document, but included in the Updated Sustainability Appraisal – Option ALT8)**

1. Site Information	'Call for Sites' Reference:	150
	Site Name:	The Dell, Madrid Avenue
	Site Location:	Rawreth Lane, Rayleigh
	Site Area (hectares):	2.6 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	A narrow strip of land to the north of Rawreth Lane. Predominantly open greenfield land with some previously developed land. Buildings to the north of the site. Decrease in the height of the land northwards from Rawreth Lane. Madrid Avenue runs along the western boundary of the site enclosed by low, transparent fencing. Increase in the height of the land from west to east. Madrid Avenue provides access onto Rawreth Lane. Paddocks to the south of the site enclosed by wire fencing. Pylons to the east and west of the site with overhead electricity cables crossing the site to the south. Minimal trees and hedgerows to the south of the site, hedgerows and trees bounding the northern section of the site. Brick wall and gate across the southern end of Madrid Avenue. Watercourse along the northern and western boundaries of the site running westwards and northwards.
	Current Use:	Residential; greenfield land
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary:

Infrastructure Requirements

New Highways Access Required:	<input type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

3. Green Belt Impact Assessment	Commentary: This site bounds Rawreth Lane along its southern boundary, and there is existing access onto the site from Rawreth Lane. In terms of the existing foul sewerage network, there are likely to be major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. There is an existing footpath along the northern side of Rawreth Lane. Some investment in public transport may be required.		
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	The allocation of this site as a permanent site for Gypsy and Travellers would have a significant impact on the Green Belt given that it is not adjacent to the defined existing residential area, particularly to the north of Rawreth Lane. The site extends northwards away from Rawreth Lane and has the potential to create a small island of allocated land in the Green Belt. It is not enclosed along its northern, eastern or southern boundaries and is unlikely to create a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low	This site is broadly situated between Rayleigh to the east/south east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated to the west.
	To assist in safeguarding the countryside from encroachment	High	This site is predominately greenfield land within some previously developed land. It is not enclosed along its northern, eastern or southern boundaries and is unlikely to create a strong and defensible Green Belt boundary.
To preserve the setting and special character of historic towns	Low	Medium	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings. The site is in a prominent location on the edge of Rayleigh, detached from the main settlement within an open landscape. As such, although any development is likely to be relatively small scale, there would still be some impact on the setting of Rayleigh.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is predominately greenfield land within some previously developed land.	
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary	
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is not adjacent to the existing residential area, and although it is less than 800m from the edge of the residential area of Rayleigh along Rawreth Lane, the site identified extends northwards away from the residential area.	
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Low	The nearest town centre is Rayleigh. The site is over 2.4km distance from the town centre.	
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 1.3km from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery is approximately 1.3km from the site along Rawreth Lane.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Rawreth Lane. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rayleigh and Battlesbridge train stations are over 2.4km from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services along Rawreth Lane are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space along Rawreth Lane.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No	The pylons located to the east and west of the site, with overhead electricity cables crossing the site to the south, have the potential to constrain the development of this site for Gypsy and Traveller accommodation. Investment in the existing foul sewerage network also has the potential to constrain development of the site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site is situated on Rawreth Lane, however, it extends northwards away from the highway.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	There is two Listed Buildings which are within 800m distance of site; to the east of the site ('Trenders Hall, Trenders Avenue, Rawreth') and to the south of Rawreth Lane ('Barn approximately 40 metres east of Rawreth Hall, Rawreth').
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 37 with little modern development. There is high potential for a wide range of surviving deposits with relatively little modern disturbance.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	Yes	Rawreth Industrial Estate to the south of Rawreth Lane is designated an AQMA and is less than 800m distance from the site. Despite the proximity to this AQMA, the site is somewhat detached from it.
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	Whilst greenfield land is not thought to be contaminated, this site also includes some previously developed land.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No	
	Is the site situated on agricultural land? (1, 3, 7)	-	Although this site is designated grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	

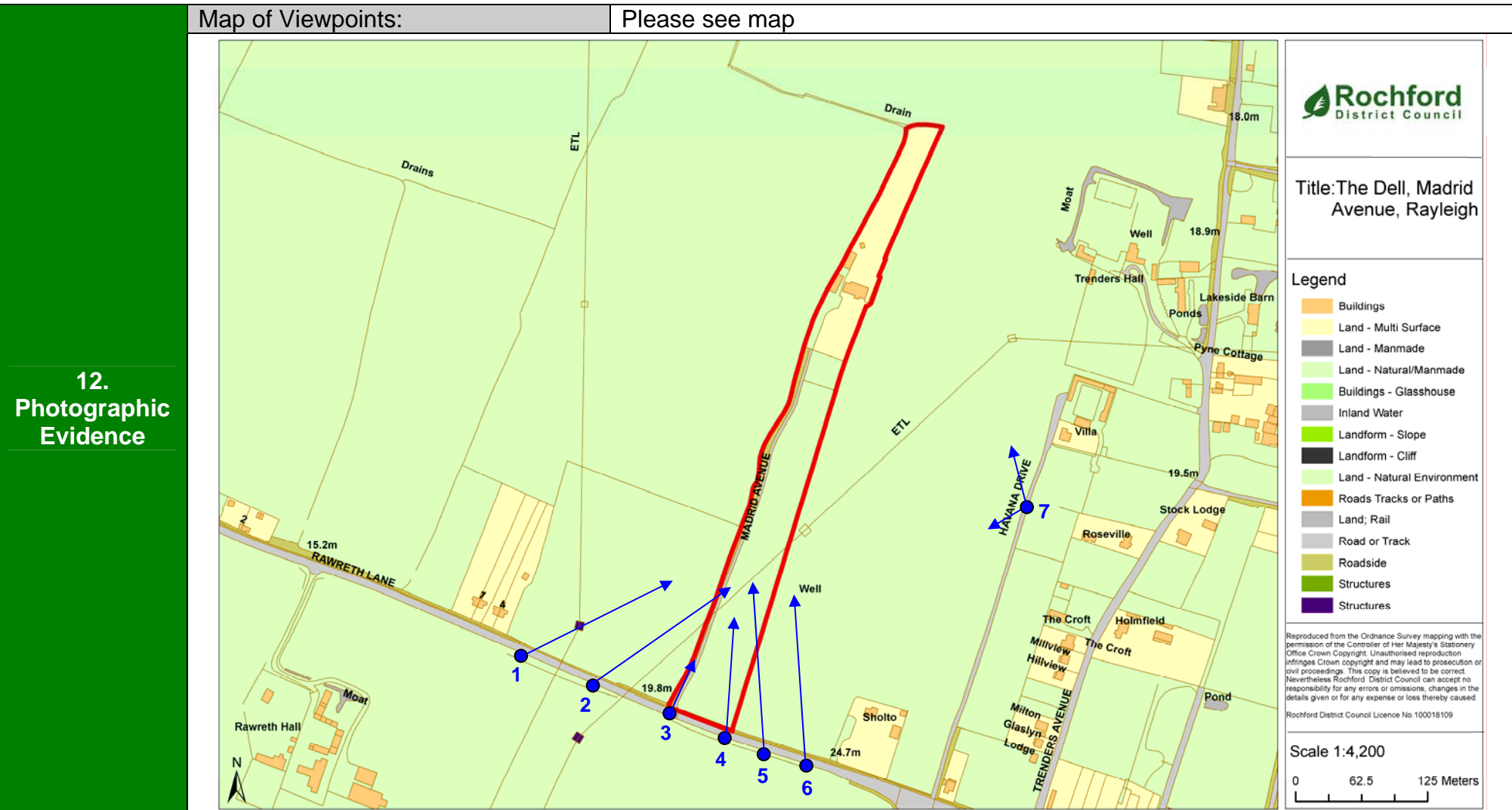
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium/ High	This site is situated within the Crouch and Roach Farmland landscape character area which has medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 37. The open landscape and surviving deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	There are some trees and hedgerows bounding the site along its eastern, western and northern boundaries, however, it is predominantly open land. The paddocks to the south of the site are enclosed by wire fencing, and there is low, transparent fencing enclosing Madrid Avenue. There are trees and hedgerows predominantly towards the northern end of the site. The site is not well enclosed with natural features.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	The site is in a prominent, open location. Although there is fencing along Madrid Avenue to enclose the road, this is low and transparent providing open views across the site, and the paddocks to the south of the site are enclosed by wire fencing. There are trees and hedgerows predominantly towards the northern end of the site. There are open views across the majority of the site from the eastern and western approach along Rawreth Lane. There is a brick wall and a gate across the southern end of Madrid Avenue, which obscures views of the site directly from the south. There are significant views of the site from the public highway.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
10. Site performance against Policy H7 of Core Strategy	Would the site promote the peaceful and integrated co- existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes	The nearest healthcare facilities are approximately 1.3km from the site along Rawreth Lane.
	Would the site enable children to attend school on a regular basis?	Yes	There is a primary school in proximity to the site, and two secondary schools which are situated further away in Rayleigh.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	The site would be able to accommodate the full Gypsy and Traveller pitch requirement for the District The entire site would not be required to achieve this.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes	The site is not situated within an area at risk of flooding.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	2.6 hectares / 0.05 hectares per pitch = 52 pitches 2.6 hectares / 0.1 hectares per pitch = 26 pitches	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking north west)



Viewpoint 7 (Looking south west)

**13. Other
Issues and
Summary**

This site was originally submitted through the 'Call for Sites' process to be considered for reallocation for residential use through the preparation of the Allocations DPD, and consequently was not considered as an option for Gypsy and Traveller accommodation within the Discussion and Consultation Document which was published for consultation in 2010. However, during the consultation on this document, the landowner requested that the site be considered for Gypsy and Traveller accommodation. The site was subsequently assessed within the Sustainability Appraisal for the Discussion and Consultation Document as an alternative site for this use.

The site is in a prominent location within the open Green Belt to the west of Rayleigh. The site comprises a strip of land running northwards, to the north of Rawreth Lane, which is predominantly open greenfield land with some previously developed land. There is existing access onto the site. This site is not adjacent to the existing residential area, and although it is in proximity to the edge of the residential area of Rayleigh along Rawreth Lane, the site identified extends northwards away from the residential area. It is reasonably well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. It is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required. As such, only a portion of the site would be required to be allocated to meet accommodation needs whilst protecting the Green Belt as far as practicable.

The pylons located to the east and west of the site, with overhead electricity cables crossing the site to the south have the potential to constrain the development of this site for Gypsy and Traveller accommodation. Need for investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a decrease in the height of the land northwards from Rawreth Lane and an increase in the height of the land from west to east. Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.

This site is situated within the Crouch and Roach Farmland landscape character area which has medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings. Although there is fencing along Madrid Avenue to enclose the road, this is low and transparent providing open views across the site, and the paddocks to the south of the site are enclosed by wire fencing. There are trees and hedgerows predominantly towards the northern end of the site. There are open views across the majority of the site from the eastern and western approach along Rawreth Lane. There is a brick wall and a gate across the southern end of Madrid Avenue, which obscures views of the site directly from the south. There are significant views of the site from the public highway.

The allocation of this site as a permanent site for Gypsy and Traveller's would have a significant impact on the Green Belt given that it is not adjacent to the defined existing residential area, particularly to the north of Rawreth Lane. The site extends northwards away from Rawreth Lane and has the potential to create a small island of allocated land in the Green Belt. It is not enclosed along its northern, eastern or southern boundaries and is unlikely to create a strong and defensible Green Belt boundary.

This site is not situated near to Rayleigh Conservation Area.

This site has the potential to accommodate between 52 and 26 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

Cherry Hill Farm, East of A1245, Rayleigh:

Option GT1 within the Allocations DPD: Discussion and Consultation Document

1. Site Information	Allocations DPD Reference:	Option GT1
	Site Name:	Cherry Hill Farm
	Site Location:	East of A1245, Rayleigh
	Site Area (hectares):	Approximately 0.75 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Adjacent to A1245. Predominantly handstanding. Dwellings and wooden fencing across the site. Some green areas on site. Slight increase in height of the land northwards. Hedgerows and trees bounding the majority of the site. Wooden fencing enclosing the site.
	Current Use:	Gypsy and Traveller site (unauthorised)
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; Green Belt/greenfield land
	Aerial Photograph:	Please see map



2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary: The site itself is not situated within an area at risk flooding, however, there is an area of flood zone 2 and 3 which meets the boundary of the site at its southern corner. There is also a much larger area of flood zone 2 and 3 further to the south of the site.	
	Infrastructure Requirements	
	New Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input checked="" type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

	<p>Commentary: There is existing access onto the site from the A1245, however, improved highways access may be required as evidenced by the decision on a recent appeal for a planning application to develop the site (ref. 10/00582/COU). In terms of the existing foul sewerage network, there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Investment in walking and public transport would be required, as there is no public footpath alongside the A1245. Flood risk mitigation measures given the proximity of the site to areas at risk of flooding may be required, particularly along the southern / south western boundary of the site.</p>			
3. Green Belt Impact Assessment	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>		<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>Medium</p>		<p>This site is an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh. It follows natural boundaries on two sides and is enclosed by the A1245 to the west. It would enable the creation of a defensible Green Belt boundary, although it would create an island of development within the Green Belt.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Low</p>	<p>Medium</p>	<p>The site is located between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east and the village of Rawreth further to the west. However, the site alone is unlikely to encourage the merging of these residential areas given its relatively small size.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>Medium</p>		<p>This site is an existing, albeit unauthorised, Gypsy and Traveller site to the west of Rayleigh. It would enable the creation of a defensible Green Belt boundary.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Low</p>		<p>This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.</p>
	<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>Medium</p>		<p>This site is an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium		The distance from the site entrance to the edge of Rayleigh along Rawreth Lane is approximately 1.6km and to London Road is approximately 1.8km.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Low		The nearest town centre is Rayleigh. The site is over 2.4km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school along Rawreth Lane is approximately 2.4km distance from the site. The nearest primary school along London Road is approximately 2km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Low		The nearest doctor's surgery along Rawreth Lane is approximately 2.4km distance from the site. The nearest doctor's surgery along London Road is over 2.4km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The nearest bus stop to the north of the site (along the A1245) is less than 800m from the site. The nearest bus stop to the south of the site (London Road) is approximately 1.1km from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Battlesbridge train station is approximately 1km from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services along London Road are approximately 2.4km distance from the site. The nearest local shops and services along London Road are approximately 2km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space along Rawreth Lane.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	This site equates to the approximate minimum site size of 0.75 hectares and has the potential to accommodate the Gypsy and Traveller pitch requirement if an allowance of 0.05 hectares per pitch was permitted. However, this site forms part of the Option GT2, which entails an extension to the existing, albeit unauthorised, site.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is an area of flood zone 2 and 3 in close proximity to the southern corner of the site.
	Is there potential for development of the site to affect existing recreational use or public rights or way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	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').
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	Air quality at Bedloes Corner, Rawreth Lane to the north of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	The site is not thought to be on contaminated land.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	This is an existing, if unauthorised, Gypsy and Traveller site.
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	

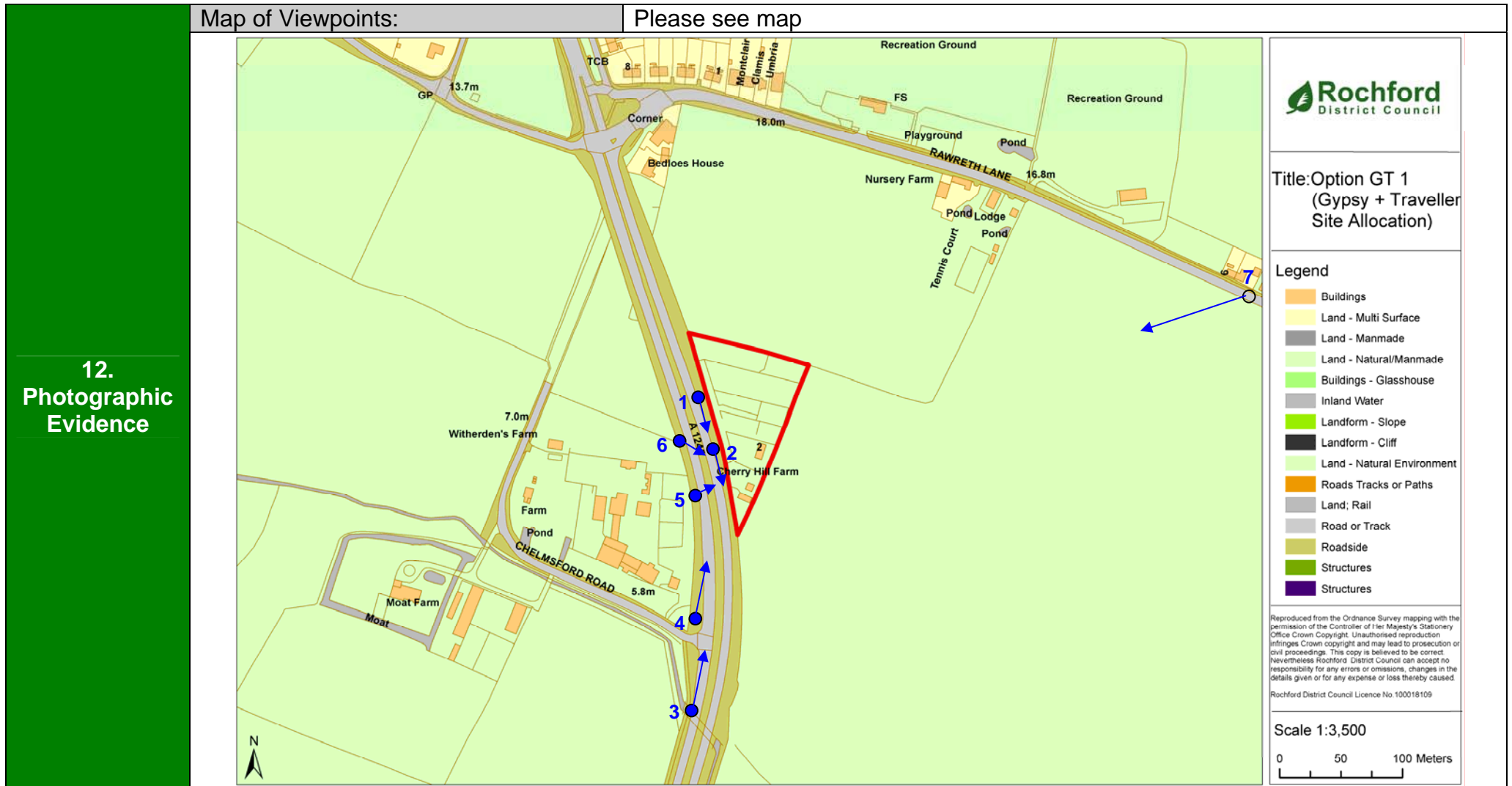
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High/Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site is largely enclosed on all three sides by hedgerows, trees and fencing. The site is also bounded by the A1245 along its western boundary. Where the natural vegetation is sparse, the wooden fencing provides enclosure for the site, with the exception of the entrance on the A1245.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially	Although the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the site from the public highway (A1245), particularly given the slight northwards increase in the height of the land. The site entrance enables views from the northern and southern approach along the A1245 across the site. However, given that the site is already developed, the buildings and structures generally do not provide open views across it.
10. Site performance against Policy H7 of Core Strategy	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
	Would the site promote the peaceful and integrated co- existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes/No	The nearest healthcare facilities are approximately 2.4km distance along Rawreth Lane and over 2.4km distance along London Road.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Would the site enable children to attend school on a regular basis?	Yes	There are two primary schools in proximity to the site, and two secondary schools which are situated further away in Rayleigh.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes/No	The site itself is not situated within an area at risk flooding, however, there is an area of flood zone 2 and 3 which meets the boundary of the site at its southern corner. There is also a much larger area of flood zone 2 and 3 further to the south of the site.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	0.75 hectares/0.05 hectares per pitch = 15 pitches 0.75 hectares/0.1 hectares per pitch = 7.5 pitches	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7

**13. Other
Issues and
Summary**

This site is an existing, if unauthorised, Gypsy and Traveller site located to the east of the A1245 to the west of Rayleigh. There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required. The site is not adjacent to the existing residential area of Rayleigh which is situated to the east along Rawreth Lane and London Road. It is reasonably well related to some local services and facilities within Rayleigh such as educational facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. This site equates to the approximate minimum site size of 0.75 hectares and has the potential to accommodate the Gypsy and Traveller pitch requirement if an allowance of 0.05 hectares per pitch was permitted. However, this site forms part of the Option GT2, which proposes to extend the existing, if unauthorised, site.

There are limited onsite constraints, however, there is a Tree Preservation Order (TPO) area along the eastern boundary of the site. Investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a slight increase in height of the land northwards. There is also an area of flood zone 2 and 3 in close proximity to the southern corner of the site. Air quality at Bedloes Corner, Rawreth Lane to the north of the site is monitored.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings. Although the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the site from the public highway (A1245), particularly given the slight northwards increase in the height of the land. The site entrance also enables views from the northern and southern approach along the A1245 across the site. However, given that the site is already developed, the buildings and structures generally do not provide open views across it.

It follows natural boundaries on two sides and is enclosed by the A1245 to the west, and would enable the creation of a relatively defensible Green Belt boundary, albeit for a small island of development within the Green Belt.

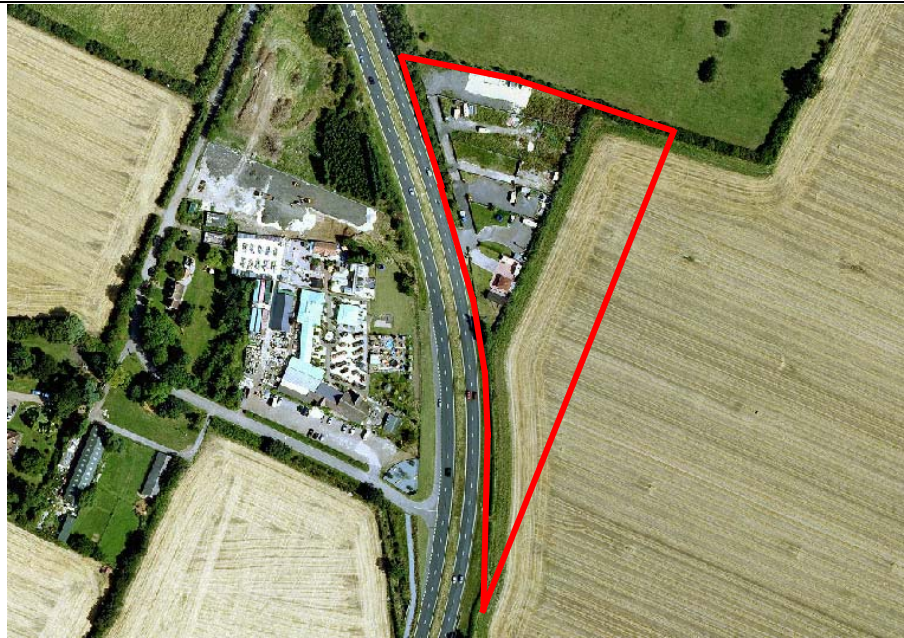
This site is not situated near to Rayleigh Conservation Area. However, there are two grade II Listed Buildings in proximity to the site; to the west of the site to the west of the A1245 and to the east of the site, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site has the potential to accommodate between 15 and 7.5 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

East of A1245, Rayleigh:

Option GT2 within the Allocations DPD: Discussion and Consultation Document

1. Site Information	Allocations DPD Reference:	Option GT2
	Site Name:	East of A1245
	Site Location:	Rayleigh
	Site Area (hectares):	Approximately 1.8 hectares
	Restrictions to Developable Area:	Area at risk of flooding (flood zone 2 and 3).
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Adjacent to A1245. Predominantly hand standing on the developed part of the site with dwellings and wooden fencing. Slight increase in height of the land northwards. Some green areas on the developed part of the site. Hedgerows and trees bounding the majority of the developed part of the site with wooden fencing enclosing it. Agricultural land to the east and south of the developed part of the site.
	Current Use:	Gypsy and Traveller site (unauthorised); agricultural
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; Green Belt/greenfield land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary: The southern section of the site is located within flood zone 2 and 3. The Sequential and Exception Test would need to be passed.

Infrastructure Requirements

New Highways Access Required:	<input type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input checked="" type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input checked="" type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	<p>Commentary: There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required. In terms of the existing foul sewerage network, there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Investment in walking and public transport would be required, as there is no public footpath alongside the A1245. The Sequential and Exception Test would need to be passed. Flood risk mitigation measures would be required.</p>			
<p>3. Green Belt Impact Assessment</p>	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>		<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>High</p>	<p>Medium</p>	<p>This site encompasses an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh and agricultural land to the east and south. 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 not ensure the creation of a defensible Green Belt boundary.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Low</p>	<p>Medium</p>	<p>The site is located between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east and the village of Rawreth further to the west. However, the site alone is unlikely to encourage the merging of these residential areas given its relatively small size.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>High</p>	<p>Medium</p>	<p>Part of this site is an existing, albeit unauthorised, Gypsy and Traveller site to the west of Rayleigh. However it may not ensure the creation of a defensible Green Belt boundary.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Low</p>		<p>This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.</p>
	<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>High</p>	<p>Medium</p>	<p>Part of this site is an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh. However it also incorporates agricultural land to the east and south.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium		The distance from the site entrance to the edge of Rayleigh along Rawreth Lane is approximately 1.6km and to London Road is approximately 1.8km.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Low		The nearest town centre is Rayleigh. The site is over 2.4km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school along Rawreth Lane is approximately 2.4km distance from the site. The nearest primary school along London Road is approximately 2km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Low		The nearest doctor's surgery along Rawreth Lane is approximately 2.4km distance from the site. The nearest doctor's surgery along London Road is over 2.4km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	Medium	Low	The nearest bus stop to the north of the site (along the A1245) is less than 800m from the site. The nearest bus stop to the south of the site (London Road) is approximately 1.1km from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Battlesbridge train station is approximately 1km from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services along London Road are approximately 2.4km distance from the site. The nearest local shops and services along London Road are approximately 2km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space along Rawreth Lane.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is an area of flood zone 2 and 3 running through the southern section of the site.
	Is there potential for development of the site to affect existing recreational use or public rights or way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	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').
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	The site is not thought to be on contaminated land.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	Part of the site to the north west is an existing, if unauthorised, Gypsy and Traveller site.
	Is the site situated on agricultural land? (1, 3, 7)	Yes	Part of the site is grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	Part of the site to the north west is an existing, albeit unauthorised, Gypsy and Traveller site.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High/Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings.

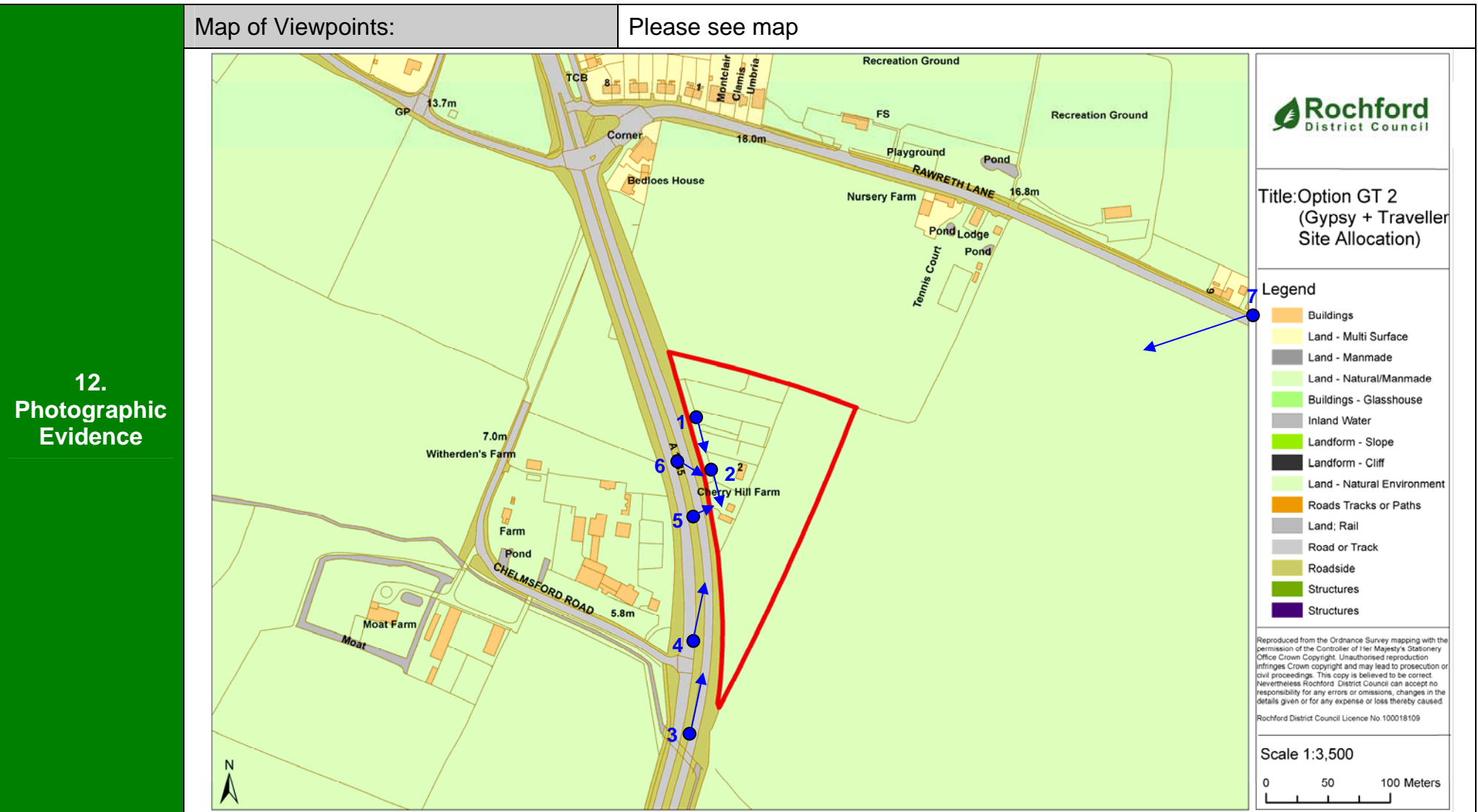
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The developed part of the site is largely enclosed on the northern and western boundaries by hedgerows, trees and fencing. The site is also bounded by the A1245 along its western boundary. Where the natural vegetation is sparse along the developed part of the site, the wooden fencing provides enclosure for the site, with the exception of the entrance on the A1245. The hedgerows and trees continue along the northern boundary of the site, and the hedgerows along the western boundary to the south of the developed part of the site are low but provide enclosure. The eastern boundary of the site is not enclosed by any natural features.
	Site Sustainability Indicators	Rating	Commentary
Are there open views across the site? (1)	Fully/Partially	Although the developed part of the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the developed part of the site from the public highway. The site entrance for the developed portion enables views from the northern and southern approach along the A1245 across it. The rest of the site, although enclosed by low hedgerows to the south of the developed part of the site along the western boundary, there are significant views of the whole site. The site is also not enclosed along the eastern boundary. Given that part of the site is already developed, the buildings and structures generally do not provide open views across it. However, there are open views across the area of agricultural land from the public highway (the A1245) and the eastern approach along Rawreth Lane.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
10. Site performance against Policy H7 of Core Strategy	Would the site promote the peaceful and integrated co- existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes/No	The nearest healthcare facilities are approximately 2.4km distance along Rawreth Lane and over 2.4km distance along London Road.
	Would the site enable children to attend school on a regular basis?	Yes	There are two primary schools in proximity to the site, and two secondary schools which are situated further away in Rayleigh.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	No	The southern section of the site is located within flood zone 2 and 3. The Sequential and Exception Test would need to be passed.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	1.8 hectares/0.05 hectares per pitch = 36 pitches 1.8 hectares/0.1 hectares per pitch = 18 pitches	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking north)



Viewpoint 4 (Looking east/north east)



Viewpoint 5



Viewpoint 6



Viewpoint 7

13. Other Issues and Summary

This site encompasses an existing, if unauthorised, Gypsy and Traveller site located to the east of the A1245 to the west of Rayleigh and grade 3 agricultural land to the south and east. There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required. The site is not adjacent to the existing residential area of Rayleigh which is situated to the east along Rawreth Lane and London Road. It is reasonably well related to some local services and facilities within Rayleigh such as educational facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.

There are limited onsite constraints, however, there is a Tree Preservation Order (TPO) area along the eastern boundary of the developed part of the site. Investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a slight increase in height of the land northwards. The southern section of the site is located within flood zone 2 and 3 – the Sequential and Exception Test would need to be passed. Air quality at Bedloes Corner, Rawreth Lane to the north of the site is monitored.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings. Although the developed part of the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the developed part of the site from the public highway. The site entrance for the developed portion enables views from the northern and southern approach along the A1245 across it. The rest of the site, although enclosed by low hedgerows to the south of the developed part of the site along the western boundary, there are significant views of the whole site. The site is also not enclosed along the eastern boundary. Given that part of the site is already developed, the buildings and structures generally do not provide open views across it. However, there are open views across the area of agricultural land from the public highway (the A1245) and the eastern approach along Rawreth Lane.

This site encompasses an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh and agricultural land to the east and south. 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 not ensure the creation of a defensible Green Belt boundary. This site is not situated in proximity to Rayleigh Conservation Area. However, there are two grade II Listed Buildings in proximity to the site; to the west of the site to the west of the A1245 and to the east of the site, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site has the potential to accommodate between 36 and 18 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

South of London Road, Rayleigh: Option GT3 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	Allocations DPD Reference:	Option GT3
	Site Name:	South of London Road
	Site Location:	Rayleigh
	Site Area (hectares):	Approximately 1.5 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Relatively flat. Watercourse running along the northern edge of the field which appears to have been diverted underground at the point where it meets the area of previously developed land along London Road to the west. Pylons to the south and north east of the site (north of London Road) with overhead electricity cables crossing through the site.
	Current Use:	Agricultural
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Commercial; Green Belt/agricultural land; Green Belt/greenfield land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>

Commentary: Whilst this site is not situated within an area at risk of flooding, there is an area at risk to the north of the site in the area between London Road and Rawreth Lane.

Infrastructure Requirements

New Highways Access Required:	<input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input type="checkbox"/>
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	<p>Commentary: This site is located to the south of Rawreth Lane, however, new highways access would be required. Investment in the existing sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Some investment in walking (as there is no footpath along the south side of London Road) and public transport may be required.</p>		
<p>3. Green Belt Impact Assessment</p>	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>	<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>Medium</p>	<p>This site is agricultural land situated to the south of London Road to the west of Rayleigh. It 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. This site would promote a defensible Green Belt boundary.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Medium</p>	<p>It is located between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east and the village of Rawreth further to the north west. The site is unlikely to encourage the merging of these residential areas in itself, given its relatively small scale.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>Medium</p>	<p>This site is agricultural land situated to the south of London Road to the west of Rayleigh. It would promote a defensible Green Belt boundary.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Low</p>	<p>This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.</p>
	<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>High</p>	<p>This site is agricultural land situated to the south of London Road to the west of Rayleigh.</p>

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The distance from the edge of the site to the edge of Rayleigh (London Road) to the east is less than 800m walking distance.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest town centre is Rayleigh. The site is approximately 2.3km from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Medium	The nearest primary school is less than 800m distance from the site. The nearest secondary school in Rayleigh is approximately 1.3km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery is approximately 1.3km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along London Road. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		The nearest train station is Rayleigh train station which is approximately between 1.8km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services situated to the east along London Road are approximately 1km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There are pylons to the south and north east of the site (north of London Road) with overhead electricity cables crossing through the site. The overhead electricity cables are a significant constraint to the use of the site for residential accommodation, unless the pylons can be repositioned. Given the relatively small scale of the site, and the significant costs associated with moving electricity pylons, it is highly unlikely that it will be viable to do so.
	Is there potential for development of the site to affect existing recreational use or public rights or way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is located to the south of Rawreth Lane, however, new highways access would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
Is the site in proximity to a Listed Building? (11)	No	
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	

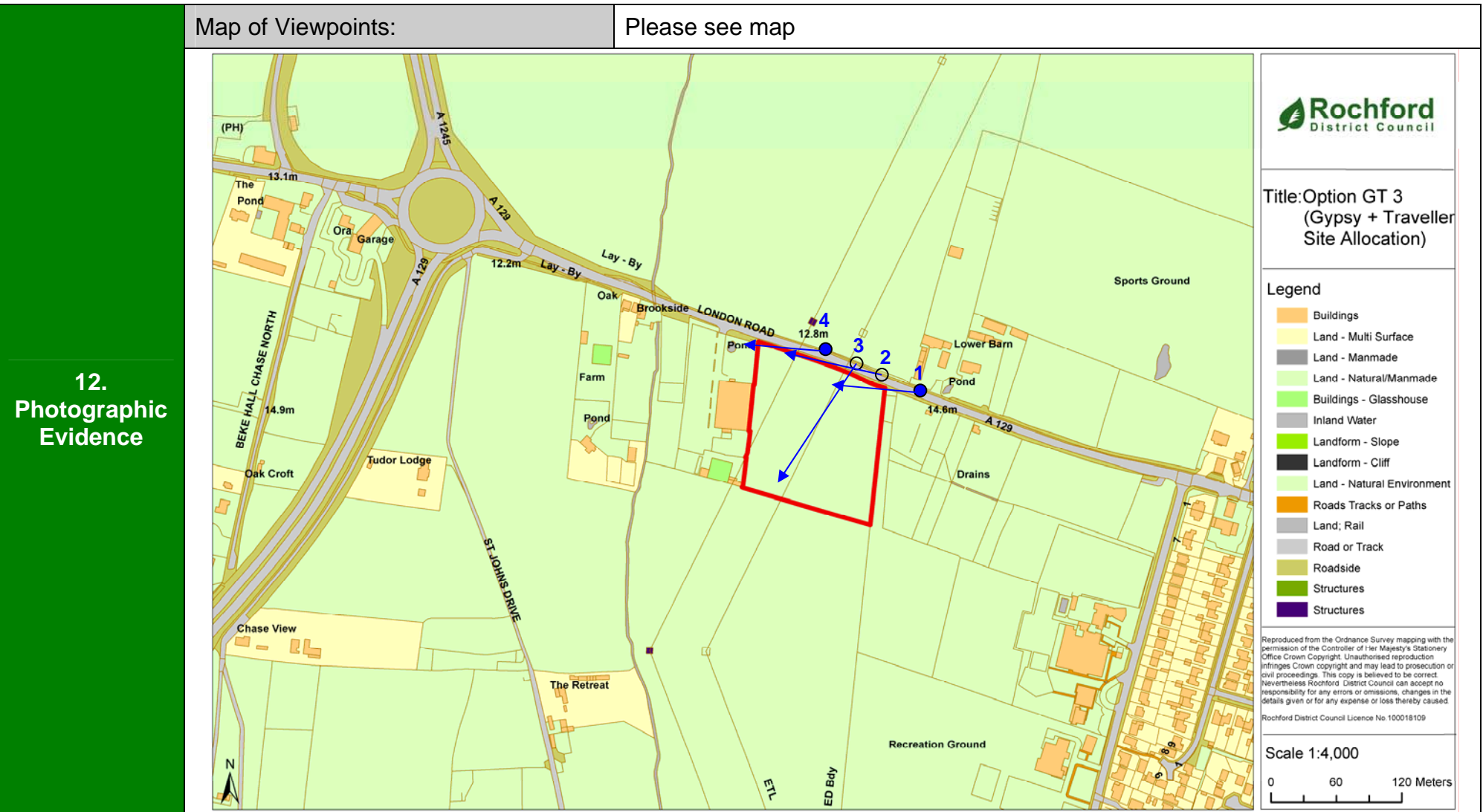
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High/Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	The site is not enclosed by trees or hedgerows to the north along London Road or to the south of the site. There are hedgerows and trees (including a TPO area) along the eastern boundary of the site, which does provide some screening of the site from the east. The western extent of the site is bounded by an area of previously developed land.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	The site does not have trees or hedgerows along the northern boundary, which enables open views across the site. It is, however, generally screened from the east through the presence of hedgerows and trees (including a TPO area) along the eastern boundary of the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
10. Site performance against Policy H7 of Core Strategy	Would the site promote the peaceful and integrated co-existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes	The nearest healthcare facilities are approximately 1.3km distance from the site.
	Would the site enable children to attend school on a regular basis?	Yes	There is a primary school in close proximity, and a secondary school in proximity to the site.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes	The site is not situated within an area at risk of flooding.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	1.5 hectares/0.05 hectares per pitch = 30 pitches 1.5 hectares/0.1 hectares per pitch = 15 pitches	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4

**13. Other
Issues and
Summary**

This site is an area of grade 3 agricultural land situated to the south of London Road to the west of Rayleigh. This site is located to the south of Rawreth Lane, however, new highways access onto the site would be required. The site is not adjacent to the existing residential area of Rayleigh which is situated to the east along London Road. It is reasonably well related to some local services and facilities within Rayleigh such as educational facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.

The overhead electricity cables are a significant constraint to the use of the site for residential accommodation, particularly as it is unlikely to be economic viable to reposition the electricity pylons or bury cables underground in this instance. The requirement for investment in the existing foul sewerage network also has the potential to constrain development of the site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings. The site does not have trees or hedgerows along the northern boundary, which enables open views across the site. It is, however, generally screened from the east through the presence of hedgerows and trees (including a TPO area) along the eastern boundary of the site.


It 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. This site would promote a defensible Green Belt boundary.

This site is not situated near to Rayleigh Conservation Area. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site has the potential to accommodate between 30 and 15 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

It is notable that this area was also included within the potential options for additional employment land to the west of Rayleigh (Option E14) set out in the Discussion and Consultation Document. Following the March 2012 Local Development Framework Sub-Committee, members recommended that consideration should be given to the identification of an option to the south of London Road encompassing Options E14 and E16 for employment use.

Michelin Farm, Aerial Road, Rayleigh: Option GT6 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	Allocations DPD/'Call for Sites' Reference:	Option GT6; 49; 108 (It is noted that this site was submitted for employment use through the 'Call for Sites')
	Site Name:	Michelin Farm
	Site Location:	Arterial Road, Rayleigh
	Site Area (hectares):	Approximately 9 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Located at the junction of the A1245 and A127. Existing access onto the A1245. Degraded greenfield land. Areas of waste material including wood, tyres, rubble and plastic. Trees and grassy areas. Relatively flat with minimal slope, although there are mounds of soil and debris throughout the site. Significant increase in height of the land along the northern boundary leading up to the train line and a slight decrease in the height of the land at the entrance onto the A1245. Field to the west of the site is relatively flat but significant increase in height of the land on the northern and western boundaries where it meets the train line and A130 respectively. Additional potential access points to the south east of the site onto the A127 slip road and onto the A127 from the field to the west of the site. Watercourse along the northern and western boundaries. Unmade roads/tracks through the site. Caravans on site. Trees and hedgerows bordering the site. Other physical structures throughout the site including buildings and metal containers. Pylons to the north west and south west of the site, and further to the east of the A1245.
	Current Use:	Greenfield land/degraded countryside
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Bounded by a train line to the north, the A1245 to the east, and the A127 to the south east. Bounded by a small business park to the south (including an adjacent dwelling), a field to the west and the A130 further to the west.

	Aerial Photograph:	Please see map
		
2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary: This site is not situated within an area at risk of flooding. There is, however, an area at risk further to the west of the site to the west of the A130.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

Infrastructure Requirements			
		New Highways Access Required:	<input checked="" type="checkbox"/>
		Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
		Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
		Significant Investment in walking/public transport required:	<input checked="" type="checkbox"/>
		Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
		<p>Commentary: The site will require improvements to access, potentially in the form of access onto and egress off both the A127 and the A1245. There are constraints to the provision of infrastructure and/or treatment in terms of the sewerage network to serve the proposed growth. Significant investment in walking/public transport routes may be required.</p>	
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Low	This site is situated to the west of the District and is enclosed by the A1245 and the A127 dual carriageways to the east and south east, a railway line to the north and the A130 further to the west. It is not adjacent to any existing residential areas. There is an opportunity to create a new defensible Green Belt boundary; however, it would create somewhat of an island of development within the Green Belt, albeit one which is enclosed.
	To prevent neighbouring towns from merging into one another	Low	This site is situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford to the west. The location and enclosure of this site between several main roads and a train line is unlikely to encourage the merging of these residential areas.
	To assist in safeguarding the countryside from encroachment	Low	This site is situated to the west of the District and is enclosed by the A1245 and the A127 dual carriageways to the east and south east, a railway line to the north and the A130 further to the west. The enclosure of the site has the potential to constrain further encroachment into the countryside.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh Conservation Area. Its development would not undermine the setting of Rayleigh.	
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is situated on land which was described within the Rochford District Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33). If this site were allocated, this has the potential to protect the openness of the Green Belt, agricultural land and landscape character of other areas to the west of Rayleigh, which would otherwise be required to be allocated for development.	
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary	
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium	The distance from the edge of the site to the edge of Rayleigh (London Road) to the east is approximately 2.3km walking distance.	
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Low	The nearest town centre is Rayleigh. The site is approximately 4km from the town centre.	
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 2.3km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Low	The nearest doctor's surgery is over 2.4km distance from the site.	
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	Medium	There are existing bus routes along the London Road, the A1245 and part of the A127 which are in close proximity to this site. However, the nearest bus stop is approximately 1.3km distance from the site along London Road. Whilst the site has the potential to be described as reasonably well related to bus routes in terms of distance, the location of the site on a busy junction may not at present be conducive to providing sustainable access to this site.	

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low	The nearest train station is Rayleigh train station which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Low	The nearest local shops and services are situated in London Road which are over 2.4km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium	The site is approximately 1.8km distance from the nearest area of open space along London Road.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	The site is currently not identified as contaminated land. However there is potential, given the past use of the site and that it is degraded greenfield land, that the site could be contaminated. This would need to be investigated prior to any development.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site is located on the junction of the A127 and the A1245. However, improved access to and from the site would be required.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rayleigh Conservation Area.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	The site would not impact on significant road junctions in terms of those where air quality is monitored by the Council; however, it would direct traffic towards the junction of the A1245 and A127.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	The site is currently not identified as contaminated land. However there is potential, given the past use of the site and that it is degraded greenfield land, that the site could be contaminated. This would need to be investigated prior to any development.

¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

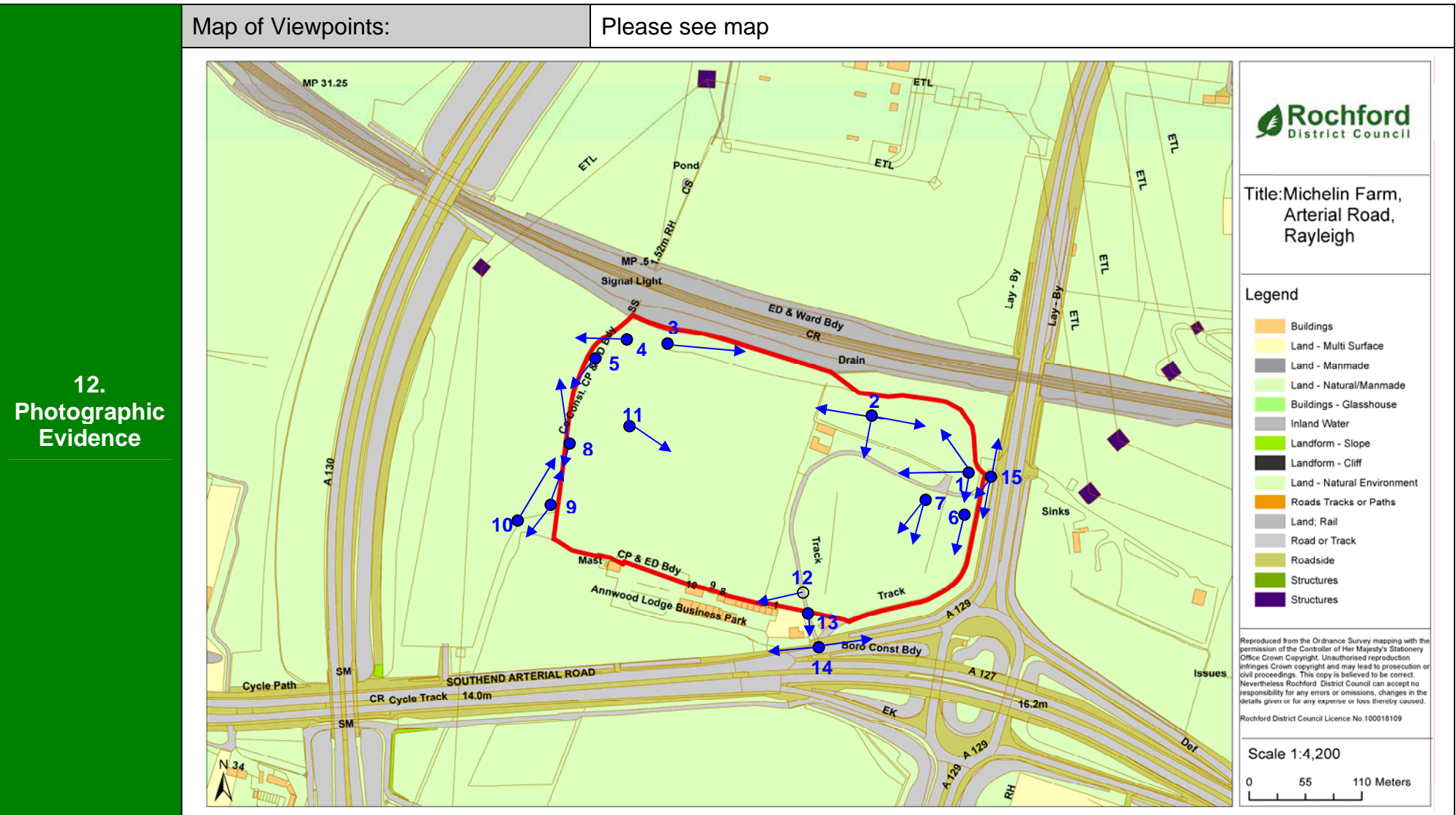
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	This site is not previously developed land but spoilt grade 3 agricultural land, although it is not used for agricultural purposes. The site was described within the Rochford District Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33).
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 3 agricultural land. Although it is situated on agricultural land, it is not used for agricultural purposes. Given the existing condition of the site, it is unlikely that it could be used for agriculture in the future.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	This site has the potential to currently support biodiversity given that it is largely disused. There is potential to retain habitats within any development if this site were allocated for a Gypsy and Traveller site and /or employment use.
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	There is potential to facilitate species movement within this site provided that it would not inadvertently conflict with the Gypsy and Traveller site and /or any potential employment uses locating there. This site has the potential to promote new habitat creation; however, this would need to be carefully considered due to the location and enclosure of the site.

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	Although it is situated on agricultural land, it is not used for agricultural purposes.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site is largely well screened from the south east with trees and hedgerows, although at present there is a break in the vegetation and a metal container can be seen. There is, however, a dwelling, hard standing and existing commercial buildings which form a small business park (accessible off the A127 slip road) to the south which further encloses the site. The site is generally enclosed to the east by a low wooden fence, trees and hedgerows, although the site is higher to the east and south east than the public highway (the A1245). The access point onto the site from the A1245, however, encloses the site with a gate but this does not provide good screening of the site. The site is generally screened from the north (where there is a train line) with trees and hedgerows. The site is generally enclosed with hedgerows and trees to the west; however, the site is lower than the public highway further to the west (the A130).

Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The site is generally well screened from the public highway which ensures that there are not open views across the site. However, the site is particularly visible from the A130 primarily due to the height of the road compared to that of the site. The site is also partially visible from the A1245 in the area around the entrance to the site, although the land level rises from the public highway to the site which limits visibility and openness.
10. Site performance against Policy H7 of Core Strategy	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
	Would the site promote the peaceful and integrated co-existence between the site and the local community?	Yes/No	The site is not in close proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	No	The nearest healthcare facilities are over 2.4km distance from the site. This site may not facilitate the use of sustainable modes of travel.
	Would the site enable children to attend school on a regular basis?	No	The nearest primary school is approximately 2.3km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site. This site may not facilitate the use of sustainable modes of travel.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	The site would be able to accommodate the full Gypsy and Traveller pitch requirement for the District, although the entire site would not be required to achieve this.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes	The site is not situated within an area at risk of flooding.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	9 hectares/0.05 hectares per pitch = 180 pitches 9 hectares/0.1 hectares per pitch = 90 pitches	





Viewpoint 1 (Looking north west)



Viewpoint 1 (Looking south)



Viewpoint 1 (Looking west)



Viewpoint 2 (Looking east)



Viewpoint 2 (Looking south)



Viewpoint 2 (Looking west)



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking south)



Viewpoint 7 (Looking south/south west)



Viewpoint 8 (Looking north west)



Viewpoint 8 (Looking south west)



Viewpoint 9 (Looking north)



Viewpoint 9 (Looking south west)



Viewpoint 10



Viewpoint 11



Viewpoint 12



Viewpoint 13



Viewpoint 14 (Looking east)



Viewpoint 14 (Looking west)



Viewpoint 15 (Looking north)



Viewpoint 15 (Looking south)



Viewpoint 15 (Looking south west)

**12. Other
Issues and
Summary**

This site is an area of degraded grade 3 agricultural land located at the junction of the A1245 and A127, to the west of Rayleigh. It is likely that the site may require improved highways access both on to the A127 and the A1245. This site is not adjacent to the existing residential area and is generally not well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.

There are major constraints to the provision of infrastructure and/or treatment in terms of the sewerage network to serve the proposed growth. Whilst this site is currently not identified as contaminated land, there is potential, given the past use of the site and that it is degraded greenfield land, that the site could be contaminated. This would need to be investigated prior to any development. There are pylons to the north west and south west of the site, and further to the east of the A1245. Importantly, there are no power lines across the site and residential accommodation could be provided further than the recommended 60 metres from any overhead cable.

There is also a significant increase in the height of the land along the northern boundary leading up to the train line and a slight decrease in the height of the land at the entrance onto the A1245. The field to the west of the site is relatively flat but there is a significant increase in the height of the land on the northern and western boundaries where it meets the train line and A130 respectively.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings. The site is generally well screened from the public highway which ensures that there are not open views across the site. However, the site is particularly visible from the A130 primarily due to the height of the road compared to that of the site. The site is also partially visible from the A1245 in the area around the entrance to the site, although the land level rises from the public highway to the site which limits visibility and openness.

This site is situated on land which was described within the Rochford District Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33). If this site were allocated, this has the potential to protect the openness of the Green Belt, agricultural land and landscape character of other areas to the west of Rayleigh.

This site is situated to the west of the District and is enclosed by the A1245 and the A127 dual carriageways to the east and south east, a railway line to the north and the A130 further to the west. It is not adjacent to any existing residential areas. There is an opportunity to create a new defensible Green Belt boundary; however, it would create somewhat of an island of development within the Green Belt. The enclosure of the site has the potential to constrain further encroachment into the countryside. The development of the site would have a relatively low impact on the purposes of included land in the Green Belt.

This site is not situated in proximity to Rayleigh Conservation Area, however, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site has the potential to accommodate between 180 and 90 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

It is noted that it was recommended by members at the LDF Sub-Committee meeting that this site be considered for the allocation of an employment and waste transfer site. The whole site would not be required to meet the pitch requirement for the District, and so there is potential that this site could accommodate dual uses.