

**Rochford District Council – Allocations Development Plan Document:  
Discussion and Consultation Document Sustainability Appraisal Report**

**South Hawkwell – Option SH1**

	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH1 South Hawkwell</b>
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The scale of this development would ensure the phasing of infrastructure with the capacity to provide the required play space facility to meet ongoing and future needs. The site is predominantly enclosed by roads and existing residential development.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	The site is bounded by roads to the east and south, road/tracks to the west and north (where there is existing public open space), residential development to the south west (although it is not designated as such), and residential dwellings buffered by trees to the north west. As such there is existing residential development surrounding the site, and there is employment land to the west along Main Road, which was allocated in the Replacement Local Plan 2006 for residential development. If this employment site comes forward then the land to the east of Thorpe Road and the site may be allocated for residential development to ensure cohesive development of this site to enable the regeneration and enhancement of existing communities. If, however, it does not come forward then the land to the east of Thorpe Road would provide a buffer between the residential development in this option and the employment land to the west. Further to this, the existing dwellings to the south west of the site may need to be allocated as residential development to ensure equal opportunities for all sections of the community.
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this site, including a leisure centre and public open space (Spencer's Park) to the north east and north of the site, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Rectory Road and Main Road which runs to the centre of Hockley to the west and Rochford town centre to the east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.

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		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.
<b>Healthy &amp; Safe Communities</b>			
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option is well related to the existing residential development, and would therefore promote community cohesion, as opposed to some of the other options for this location (such as SH3 and SH4). Design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north/north east of this site. These facilities would be accessible and may improve health and reduce health inequalities.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This site has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.

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		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This site has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.
<b>Housing</b>			
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities can be ensured through the provision of a range and affordability of housing.
		Will a mix of housing types and tenures be promoted?	This option can provide an appropriate range of housing types and tenure to meet local needs.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.
		Is there sustainable access to key services?	All of the options for Hawkwell are situated to the south/south east of local services along Main Road, and there is an existing bus route running along Rectory Road to the south of the site which provides sustainable access to key services situated in the neighbouring district centre of Hockley. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH1 South Hawkwell
	<b>Economy &amp; Employment</b>		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	Clements Hall Leisure Centre and an area of public open space are situated in close proximity to the site. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the nearest district centre of Hockley.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH1 South Hawkwell</b>
	<b>Accessibility</b>		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of the site, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to the site and can connect this general location to the range of local services along Main Road to the north west of the site, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of the site is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road and Thorpe Road, which could provide access both to Hall Road and Main Road. The site therefore has good highways access. The Sustainability Appraisal for the Core Strategy also recognises that the general locations identified are considered to be the most sustainable locations given the alternatives.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of the site along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs; however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses. London Southend Airport is situated to the south east of the site. This option may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH1 South Hawkwell
		Will it reduce the need to travel?	There are a range of local services in proximity to this site which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to the site.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route to the south of the site along Rectory Road and Main Road which connects to the centre of Hockley to the west and Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within the Hawkwell. The existing bus route also connects to the wide range of services within Hockley to the west and Rochford to the east. The proximity of the site to the proposed Sustrans route may also encourage walking and cycling.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The south of Hawkwell has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH1 South Hawkwell</b>
	<b>Biodiversity</b>		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. It is also in proximity to a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have less of an impact on this natural/semi natural habitat as opposed to SH3 and SH4 which extend further to the south towards this area. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of the site. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.

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		<p>Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?</p>	<p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species – the common lizard, grass snake and adder. Great crested newts (which are both UK and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, hedgehog, fox, muntjac deer and doormouse populations for example. Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is centrally located within this option. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site. There is a stream along the northern boundary of the wooded area and a small ditch within it. Any development of this option would have an impact on biodiversity within this locality. Overall it provides an important habitat for many species, although there are some areas which have lower ecological value. Due to the range of diverse species on this site it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout the site should be retained as far as practicable with any development. This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road. The impact of any development on local biodiversity needs to be considered and it is imperative to ensure habitat connectivity. This option encompasses more of the wooded area than any of the other options, rather than encompassing the lower ecologically valuable site to the west of Thorpe Road. As such, development would result in a greater loss of biodiversity in the locality, than the other options for this general location.</p>



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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH1 South Hawkwell</b>
		Will it maintain and enhance sites designated for their nature conservation interest?	The site is not located in immediate proximity to any areas designated for their ecological importance, although development in this location has the potential to increase recreational pressure on these, such as Hockley Woods. There is a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road, which may be impacted with any development and would need to be considered.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	It is likely that this option would have a greater impact on the existing habitat in this location than SH2 as it encompasses the majority of the wooded area, which would have a negative impact on species movement and colonisation, particularly given the pressures of climate change on biodiversity and its distribution. However, this option is adjacent to existing public open space and there is potential to retain existing hedgerows and trees to ensure habitat connectivity and facilitate species movement and colonisation.
<b>Cultural Heritage</b>			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas; however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite the site and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.
		Will it support locally-based cultural resources and activities?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH1 South Hawkwell
	Landscape & Townscape		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	This site would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), thus preserving the openness of other Green Belt land in the locality as opposed to SH3 and SH4. It is more likely to promote community cohesion than some of the other options for this location.
		Will it reduce the amount of derelict, degraded and underused land?	Although this site is not situated on previously developed land, it does encompass land which is utilised for employment. This option, however, does not utilise other existing land in the locality which is also used for employment as a nursery site at present, extending further to the north than SH2 to encompass more of the wooded area in the locality. This site would create an area of underused land between the site and the existing employment land along Main Road.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (>5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This site is embedded between existing residential development with roads to the west, south and east and public open space to the north, therefore it can ensure that a robust and defensible Green Belt boundary could be maintained in this locality.
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH1 South Hawkwell</b>
	<b>Climate Change &amp; Energy</b>		
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	The north east corner of the site is within an area at risk of flooding.
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this site has the capacity to incorporate SUDs to help mitigate any impact.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH1 South Hawkwell</b>
		Will it reduce the risk of flooding?	There is an area at risk of flooding to the north east corner of the site, which is predominantly flood zone 2 with a smaller area of flood zone 3. This area should accommodate public open space or a landscaped area (water-compatible development) as opposed to residential development to reduce the risk. There is also a stream running along the northern boundary of the site which would need to be considered with any development.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	Public open space will be provided within the development and SUDs can be used to manage excess surface water. This also has the potential to create new habitats.
<b>Land &amp; Soil</b>			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option encompasses nursery sites (although these are not previously developed land), paddocks and a wooded area, which is enclosed by roads, tracks, and residential development. It is embedded within existing residential development. This option does not make efficient use of non-agricultural land within this general location due to the omission of the nursery site to the west of Thorpe Road (although it is not classified as previously developed land in accordance with the NPPF). This option is situated on greenfield Green Belt land.
		Will higher-density development be promoted where appropriate?	This option has the second lowest site area for this general location, which would result in higher density development and a more efficient use of land.
		Will soil quality be preserved?	The potential impact of development on soil quality is unknown. This option is grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	It is uncertain whether some of the land, due to its current use, is contaminated. This would need to be considered with any development in this general location.
		Will the best and most versatile agricultural land be protected?	Development of this site would ensure that the best and most versatile agricultural land is protected.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH1 South Hawkwell</b>
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are some local services located to the north east of the option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the site for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this option.
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.

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**South Hawkwell – Option SH2**

	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH2 South Hawkwell</b>
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	The scale of this development which would ensure the phasing of infrastructure with the capacity to provide the required play space facility to meet ongoing and future needs. This option identifies two sites within the locality of Rectory Road which are to the east and west of Thorpe Road.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option identifies two sites. The site to the east of Thorpe Road is bounded by roads to the east and south, road/track to the west, residential development to the south west (although it is not designated as such), and a wooded area to the north. The site to the west of Thorpe Road is bounded by existing residential to the north, road/track to the east, an existing employment land to the west and it extends across greenfield land to the south towards residential development along Main Road. As such there is existing residential development in close proximity to the site, and there is employment land to the west along Main Road, which was allocated in the Replacement Local Plan 2006 for residential development. If this employment site comes forward then its relationship with these options would ensure cohesive development to enable the regeneration and enhancement of existing communities. This option is well related to this employment site. If, however, it does not come forward then a buffer between the residential development in this option and the employment land to the west may be needed to mitigate any impact potential impact of the employment site on residential amenity. Further to this, the existing dwellings to the south west of the site may need to be allocated as residential development to ensure equal opportunities for all sections of the community.

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		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this option, including a leisure centre and public open space (Spencer's Park) to the north east and north of the site, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Rectory Road and Main Road which runs to the centre of Hockley to the west and Rochford town centre to the east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.

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	<b>Healthy &amp; Safe Communities</b>		
2	Create <i>healthy and safe</i> environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	This option is well related to the existing residential development, and would therefore promote community cohesion, as opposed to some of the other options for this location (such as SH3 and SH4). Design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north/north east of this option. These facilities would be accessible and may improve health and reduce health inequalities.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This site has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This site has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.



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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH2 South Hawkwell</b>
	<b>Housing</b>		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities can be ensured through the provision of a range and affordability of housing.
		Will a mix of housing types and tenures be promoted?	This option can provide an appropriate range of housing types and tenure to meet local needs.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.
		Is there sustainable access to key services?	All of the options for Hawkwell are situated to the south/south east of local services along Main Road, and there is an existing bus route running along Rectory Road to the south of the site which provides sustainable access to key services situated in the neighbouring district centre of Hockley. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).
	<b>Economy &amp; Employment</b>		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.
		Will it improve business development?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH2 South Hawkwell
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	Clements Hall Leisure Centre and an area of public open space are situated in close proximity to this option. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development, and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the nearest district centre of Hockley.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH2 South Hawkwell</b>
	<b>Accessibility</b>		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of the option, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to this option and can connect this general location to the range of local services along Main Road to the north west of the option, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of this option is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road and Thorpe Road, which could provide access both to Hall Road and Main Road. The site therefore has good highways access. The Sustainability Appraisal for the Core Strategy also recognises that the general locations identified are considered to be the most sustainable locations given the alternatives.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of this option along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs, however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses and would be well related to this option. London Southend Airport is situated to the south east of the option. This option may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH2 South Hawkwell
		Will it reduce the need to travel?	There are a range of local services in proximity to this option which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to the option.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route to the south of this option along Rectory Road and Main Road which connects to the centre of Hockley to the west and Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within Hawkwell. The existing bus route also connects to the wide range of services within Hockley to the west and Rochford to the east. The proximity of the option to the proposed Sustrans route may also encourage walking and cycling.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The south of Hawkwell has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH2 South Hawkwell</b>
	<b>Biodiversity</b>		
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. This option, however, as opposed to SH1 seeks to retain the wooded area to the north, and as such would have less of an impact on the natural/semi natural habitats in the locality. It is also in proximity to a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have less of an impact on this natural/semi natural habitat as opposed to SH3 and SH4 which extend further to the south towards this area. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH2 South Hawkwell
		<p>Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?</p>	<p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species – the common lizard, grass snake and adder. Great crested newts (which are both UK and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, doormouse, fox, muntjac deer and hedgehog populations for example. Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option (half of which is incorporated into this option) is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is in general centrally located within the site to the east of Thorpe Road. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site. This option does not extend as far north as SH1 and as such it does not encompass much all of the wooded area or stream bounding this area. Any development of this option, however, would still have an impact on biodiversity within this locality. Overall it provides an important habitat for many species, although there are some areas which have lower ecological value. Due to the range of diverse species on this site it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout the site should be retained as far as practicable with any development. This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road. The impact of any development on local biodiversity needs to be considered and it is imperative to ensure habitat connectivity. This option retains much of the wooded area and instead includes a nursery site to the west of Thorpe Road, which although still providing a local wildlife habitat, it is of lower ecological value than the wooded area. Nevertheless there are still ecologically important hedgerows and trees in this area which should be retained. As such, development would have some impact on biodiversity in the locality, although as this option seeks to retain the wooded area to the north, this is likely to be less than SH1 for example.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH2 South Hawkwell
		Will it maintain and enhance sites designated for their nature conservation interest?	This option is not located in immediate proximity to any areas designated for their ecological importance, although development in this location has the potential to increase recreational pressure on these, such as Hockley Woods. There is a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road, which may be impacted with any development and would need to be considered.
		Will it conserve and enhance sites of geological significance?	There will be no impact on known sites of geological significance.
		Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?	This option is situated on greenfield land.
		Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?	This option is situated to the south of existing public open space and there is potential to retain existing hedgerows and trees to ensure habitat connectivity and facilitate species movement and colonisation, particularly in relation to climate change pressures on biodiversity and its distribution. It is likely that this option would less of an impact on the existing habitat in this location than SH1 as it encompasses less of the wooded area.
<b>Cultural Heritage</b>			
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas, however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite this option and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.
		Will it support locally-based cultural resources and activities?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH2 South Hawkwell
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	This site would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), thus preserving the openness of other Green Belt land in the locality as opposed to SH3 and SH4. It is more likely to promote community cohesion than some of the other options for this location.
		Will it reduce the amount of derelict, degraded and underused land?	Although this site is not situated on previously developed land, it does encompass land which is utilised for employment. This option, as opposed to SH1 utilises existing land to the west of Thorpe Road which is also used for employment as a nursery and does not extend as far north to preserve more of the wooded area in the locality. This site would promote cohesion between the site and the existing employment land along Main Road, if it is brought forward for development.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (>5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is embedded between existing residential development and is enclosed by roads, residential dwellings, a wooded area and employment land, therefore it can ensure that a robust and defensible Green Belt boundary could be maintained in this locality.  This general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.



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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH2 South Hawkwell</b>
<b>Climate Change &amp; Energy</b>			
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	This option is not situated within an area at risk of flooding, although an area at risk bounds the north eastern corner of the eastern site.
<b>Water</b>			
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	The site has the capacity to include Sustainable Drainage Systems (SUDs). Grey water recycling and other water conservation measures may also be included at the design stage.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity, but this option will be able to incorporate SUDs to help mitigate any impact.
		Will it reduce the risk of flooding?	The option is in close proximity to an area at risk of flooding (flood zone 2 and 3) which bounds the north eastern corner of the site, however, the arrangement of this option should avoid this vulnerable area. In any case it may be advisable to retain or create a green buffer in this area to minimise any potential risk.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH2 South Hawkwell</b>
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A green buffer may be provided towards the north eastern corner of the eastern site and public open space will be provided within the development. SUDs can also be used to manage excess surface water. This has the potential to retain existing habitats.
<b>Land &amp; Soil</b>			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	This option encompasses nursery sites (although these are not previously developed land), paddocks and a wooded area, which is enclosed by roads, tracks, residential development and existing employment land. This option as opposed to SH1 does make efficient use of non-agricultural land within this general location due to the inclusion of the nursery site to the west of Thorpe Road (although it is not classified as previously developed land in accordance with the NPPF). This option is situated on greenfield Green Belt land.
		Will higher-density development be promoted where appropriate?	This option has the second lowest site area for this general location, which would result in higher density development and a more efficient use of land.
		Will soil quality be preserved?	The potential impact of development on soil quality is unknown. This option is grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	It is uncertain whether some of the land, due to its current use, is contaminated. This would need to be considered with any development in this general location.
		Will the best and most versatile agricultural land be protected?	Development of this site would ensure that the best and most versatile agricultural land is protected.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH2 South Hawkwell</b>
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are some local services located to the north east of this option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the site for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this option.
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.

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**South Hawkwell – Option SH3**

	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH3 South Hawkwell</b>
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs. The option identifies two sites to the north and south of Rectory Road.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option identifies two sites. The site to the north of Rectory Road is bounded by roads to the east and south, a nursery site to the west, residential development to the south west (although it is not designated as such), and a wooded area to the north. The site to the south of Rectory Road is bounded by existing residential development to the west (although it is not designated as such), a road to the north and hedgerows to the east. As such there is existing residential development in close proximity to this option, however, the severance of the sites may not ensure the regeneration and enhancement of existing communities. If this option were to come forward for development, the residential dwellings in close proximity may need to be designated as existing residential development to promote community cohesion and ensure equal opportunities for all sections of the community. Further to this there is employment land to the west along Main Road, which was allocated in the Replacement Local Plan 2006 for residential development. If this employment site comes forward then this would not ensure cohesive development. If, however, it does not come forward then the land to the east and west of Thorpe Road would provide a buffer between the residential development in this option and the employment land to the west.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this option, including a leisure centre and public open space (Spencer's Park) to the north east and north of the site, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Rectory Road and Main Road which runs to the centre of Hockley to the west and Rochford town centre to the east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
	<b>Healthy &amp; Safe Communities</b>		
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The severance between the sites may potentially impact on the cohesion of the development with the existing community. This option, as opposed to SH1 and SH2, does not have such a good relationship with existing residential development, and may not create a healthy and safe environment or promote community cohesion. Design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north of this option. These facilities would be accessible to the northern site and may improve health and reduce health inequalities. However, the southern site is severed from these facilities by Rectory Road to the north.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH3 South Hawkwell</b>
	<b>Housing</b>		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities can be ensured through the provision of a range and affordability of housing.
		Will a mix of housing types and tenures be promoted?	This option can provide an appropriate range of housing types and tenure to meet local needs.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.
		Is there sustainable access to key services?	All of the options for Hawkwell are situated to the south/south east of local services along Main Road, and there is an existing bus route running along Rectory Road between the two sites identified in this option which provides sustainable access to key services situated in the neighbouring district centre of Hockley. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).
	<b>Economy &amp; Employment</b>		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.
		Will it improve business development?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	Clements Hall Leisure Centre and an area of public open space are situated in close proximity to this option. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development, and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the nearest district centre of Hockley.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
	<b>Accessibility</b>		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of this option, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to this option and can connect this general location to the range of local services along Main Road to the north west of the site, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of this option is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road, Hall Road and Thorpe Road, which could provide access both to Hall Road and Main Road and the wider highway network. The site therefore has good highways access. The Sustainability Appraisal for the Core Strategy also recognises that the general locations identified are considered to be the most sustainable locations given the alternatives.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of the site along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs, however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses and would be well related to this option. London Southend Airport is situated to the south east of the site. This option may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.	

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
		Will it reduce the need to travel?	There are a range of local services in proximity to this site which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to this option.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route running between the two sites along Rectory Road and then onto Main Road which connects to the centre of Hockley to the west, as well as Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within Hawkwell. The existing bus route also connects to the wide range of services within Hockley to the west and Rochford to the east. The proximity of the site to the proposed Sustrans route may also encourage walking and cycling.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The south of Hawkwell has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH3 South Hawkwell</b>
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.
<b>Biodiversity</b>			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses some natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. This option, however, as opposed to SH1 seeks to retain the wooded area to the north, and as such would have less of an impact on the natural/semi natural habitats in the locality. It is also in proximity to a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have more of an impact on this natural/semi natural habitat as opposed to some of the other options for this general location which do not extend as far south towards this area. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
		<p>Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?</p>	<p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species - the common lizard, grass snake and adder. Great crested newts (which are both UK and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, doormouse, fox, muntjac deer and hedgehog populations for example. Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option (half of which is incorporated into this option) is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is in general centrally located within the site to the north of Rectory Road. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site. This option does not extend as far north as SH1 and as such it does not encompass much all of the wooded area or stream bounding this area. It does not encompass the nursery sites to the east and west of Thorpe Road, and instead identifies a second site to the south of Rectory Road which is a field bounded by residential dwellings to the west. This site is grade 3 agricultural land (SEA Baseline Information profile) but due to the enclosure of the site, it is considered to be unlikely that it is used as such. Any development of this option, however, would still have an impact on biodiversity within this locality. Overall the site to the north of Rectory Road provides an important habitat for many species, although there are some areas which have lower ecological value. Due to the range of diverse species on the northern section of this option, it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout the site should be retained as far as practicable with any development. This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
			<p>The impact of any development on local biodiversity needs to be considered and it is imperative to ensure habitat connectivity. This option retains much of the wooded area but unlike SH2 it does not encompass the nursery sites to the east and west of Thorpe Road, which whilst still providing a local wildlife habitat, it is of lower ecological value than the wooded area, for example. Nevertheless there are still ecologically important hedgerows and trees in this area which should be retained. As such, development would have some impact on biodiversity in the locality, although as this option seeks to retain the wooded area to the north, this is likely to be less than SH1 for example.</p>
		<p>Will it maintain and enhance sites designated for their nature conservation interest?</p>	<p>This option is not located in immediate proximity to any areas designated for their ecological importance, although development in this location has the potential to increase recreational pressure on these, such as Hockley Woods. There is a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road, which may be impacted with any development and would need to be considered.</p>
		<p>Will it conserve and enhance sites of geological significance?</p>	<p>There will be no impact on known sites of geological significance.</p>
		<p>Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?</p>	<p>This option is situated on greenfield land.</p>
		<p>Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?</p>	<p>This option is situated to the south of existing public open space and there is potential to retain existing hedgerows and trees to ensure habitat connectivity and facilitate species movement and colonisation, particularly in relation to climate change pressures on biodiversity and its distribution. It is likely that this option would less of an impact on the existing habitat in this location than SH1 as it encompasses less of the wooded area to the north of Rectory Road.</p>

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH3 South Hawkwell</b>
	<b>Cultural Heritage</b>		
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas, however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite this option and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.
		Will it support locally-based cultural resources and activities?	No impact.
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The site to the north of Rectory Road would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), however, unlike SH2 it does not include other nursery sites in the general location which may be more appropriate for residential development than the field to the south of Rectory Road. It would therefore not contribute to the delivery of the enhancement, effective management and appropriate use of land or preserve the openness of other Green Belt land in the locality as opposed to SH2. It is may therefore be less likely to promote community cohesion than some of the other options for this location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
		Will it reduce the amount of derelict, degraded and underused land?	Although this option is not situated on previously developed land, it does encompass land which is utilised for employment. This option, as opposed to SH1, utilises existing land to the west of Thorpe Road which is also used for employment as a nursery and does not extend as far north to preserve more of the wooded area in the locality. This site would promote cohesion between the site and the existing employment land along Main Road, if it is brought forward for development.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	<p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is embedded between existing residential development and is enclosed by roads, residential dwellings and a wooded area, therefore it can ensure that a robust and defensible Green Belt boundary could be maintained in this locality. However this option may have a greater impact on the openness of the Green Belt land in the locality given that this option fronts several main roads (Rectory Road and Hall Road).</p> <p>This general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p>
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH3 South Hawkwell</b>
	<b>Climate Change &amp; Energy</b>		
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	This option is not situated within an area at risk of flooding, although an area at risk bounds the north eastern corner of the site to the north of Rectory Road.
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	This option has the capacity to include Sustainable Drainage Systems (SUDs), although the severance of the sites may make the incorporation of SUDs to help mitigate any impact unviable. Grey water recycling and other water conservation measures may also be included at the design stage.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity. The severance of the sites within this option, however, may make the incorporation of SUDs unviable.



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH3 South Hawkwell
		Will it reduce the risk of flooding?	The site to the north of Rectory Road is in proximity to an area at risk of flooding (predominantly flood zone 2 with some flood zone 3) situated to the north east, however, the arrangement of this option should avoid this vulnerable area. In any case it may be advisable to retain or create a green buffer in this area to minimise any potential risk.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	A green buffer may be provided towards the north eastern corner of the eastern site and public open space will be provided within the development which has the potential to retain more of the existing habitat. The incorporation of SUDs to manage excess surface water and create new habitats, however, may not be viable due to the severance of the sites.
<b>Land &amp; Soil</b>			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	The site identified to the north of Rectory Road partly consists of a nursery site (although this is not previously developed land), paddocks and a wooded area, which is enclosed by roads to the south and east, residential dwellings to the south west, a nursery to the west and a wooded area to the north. The second area to the south of Rectory Road is a field bounded by residential dwellings to the west, Rectory Road to the north and is generally enclosed except to the south. It is grade 3 agricultural land (SEA Baseline Information Profile) but due to the enclosure of the site, it is unlikely that it is used as such. This option does not make efficient use of non-agricultural land within this general location due to the omission of the nursery sites to the east and west of Thorpe Road (although it is not classified as previously developed land in accordance with the NPPF). This option is situated on greenfield Green Belt land.
		Will higher-density development be promoted where appropriate?	This option has the smallest site area for this general location, which would result in higher density development and a more efficient use of land.
		Will soil quality be preserved?	The potential impact of development on soil quality is unknown. The site to the south of Rectory Road is grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	It is uncertain whether some of the land, due to its current use, is contaminated. This would need to be considered with any development in this general location.
		Will the best and most versatile agricultural land be protected?	Development of this site would ensure that the best and most versatile agricultural land is protected.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH3 South Hawkwell</b>
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are some local services located to the north east of this option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the option for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this option.
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.

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**South Hawkwell – Option SH4**

	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
	<b>Balanced Communities</b>		
1	To ensure the delivery of high quality sustainable communities where people want to live and work	Will it ensure the phasing of infrastructure, including community facilities to meet ongoing and future needs?	This development would ensure the phasing of infrastructure and the site has the capacity to provide the required play space facility to meet ongoing and future needs. The option identifies three sites within the locality of Rectory Road/Thorpe Road.
		Will it ensure the regeneration and enhancement of existing rural and urban communities?	This option identifies three sites. The site to the north of Rectory Road is enclosed by roads to the south and east, a road/track to the west, residential development to the south west (although it is not designated as such), and predominantly a wooded area to the north. The second site to the west of Thorpe Road is bounded by residential development to the north and south (although the area to the south is not designated as such) and existing employment land to the west, which is designated in the 2006 Replacement Local Plan as residential development. The third site to the south of Rectory Road is a field bounded by residential development to the west (although it is not designated as such), and is generally enclosed except to the south. As such there is existing residential development in close proximity to this option; however, the severance of the sites may not ensure the regeneration and enhancement of existing communities. This option has a greater area than the other three sites for this general location and would not ensure the efficient use of land in the locality. If this option were to come forward for development, the residential dwellings in close proximity may need to be designated as existing residential development to promote community cohesion and ensure equal opportunities for all sections of the community. Further to this if the employment site comes forward for development then this would ensure cohesive development. This option is well related to the employment site. If, however, it does not come forward then a buffer between the residential development in this option and the employment land to the west may be needed to mitigate any impact potential of the employment site on residential amenity.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
		Will it ensure equal opportunities and that all sections of the community are catered for?	There are a range of local facilities in proximity to this option, including a leisure centre and public open space (Spencer's Park) to the north east and north of this option, respectively, a primary school, village hall and a parade of shops to the north west along Main Road, which would enable equal opportunities in terms of access, and that all sections of the community are catered for. There is also an existing bus route along Rectory Road and Main Road which runs to the centre of Hockley to the west and Rochford town centre to the east, which can provide an alternative mode of transportation to the parade of shops along Main Road in Hawkwell, and Hockley and Rochford. This option may therefore ensure equal opportunities and that all sections of the community are catered for. It would provide a range of housing types and tenure, and affordable housing to meet the needs of the local community.
		Will it meet the needs of an ageing population?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010). A range of housing type, tenure and affordability can also be provided to meet the needs of an ageing population. This option is in proximity to a range of local services and facilities which can be accessed on foot or via the bus route along Main Road and Rectory Road, as well as the services in the neighbouring district centre of Hockley. Essential services will therefore be accessible to those without access to private transport and ensure that the needs of an ageing population are met in this location.
		Will the policies and options proposed seek to enhance the qualifications and skills of the local community?	No impact.
		Will income and quality-of-life disparities be reduced?	Mixed communities would reduce such disparities within the local community, although this is not spatially specific. A range of housing tenure, type and affordability would be provided, alongside play space and opportunities to improve access to public transport provision and local services.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
	<b>Healthy &amp; Safe Communities</b>		
2	Create healthy and safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	Will it ensure the delivery of high quality, safe and inclusive design?	The severance between the sites may potentially impact on the cohesion of the development with the existing community. Although this is an extension of SH1, in comparison, this option does not have such a good relationship with existing residential development and the existing community due to the severance of the sites, and may not create a healthy and safe environment or promote community cohesion. Design of the development will be determined through the development management process.
		Will it improve health and reduce health inequalities?	Public open space (Spencer's Park) and Clements Hall Leisure Centre are situated to the north of this option. These facilities would be accessible to the northern sites and may improve health and reduce health inequalities. However, the southern site is severed from these facilities by Rectory Road.
		Will it promote informal recreation and encourage healthy, active lifestyles?	The proximity of the site to Spencer's Park and Clements Hall Leisure Centre would also promote informal recreation and encourage healthy, active lifestyles. Hockley Woods and Cherry Orchard Jubilee Country Park are also situated nearby to the west/south west. This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.
		Will green infrastructure (non-vehicular infrastructure routes and links) and networks be promoted and/or enhanced?	This option has the potential to connect to the proposed Sustrans route, although a proposed Greenway (Greenway 16) would be less accessible from this general location.
		Will it minimise noise pollution?	The impact on noise pollution is uncertain and will depend on the details of any scheme coming forward.
		Will it minimise light pollution?	The impact on light pollution is uncertain and will depend on the details of any scheme coming forward.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH4 South Hawkwell</b>
	<b>Housing</b>		
3	To provide everybody with the opportunity to live in a decent home	Will it increase the range and affordability of housing for all social groups?	Mixed communities can be ensured through the provision of a range and affordability of housing.
		Will a mix of housing types and tenures be promoted?	This option can provide an appropriate range of housing types and tenure to meet local needs.
		Will it reduce the number of unfit homes?	No impact.
		Does it promote high quality design?	Design of the development will be determined through the development management process.
		Is there sustainable access to key services?	All of the options for Hawkwell are situated to the south/south east of local services along Main Road, and there is an existing bus route running along Rectory Road between the three sites identified in this option which provides sustainable access to key services situated in the neighbouring district centre of Hockley. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it meet the resident's needs in terms of sheltered and lifetime homes or those that can be easily adapted so?	Dwellings built to the lifetime homes standard should be viable for this site given the inherent small costs involved (Affordable Housing Viability Study 2010).
	<b>Economy &amp; Employment</b>		
4	To achieve sustainable levels of economic growth/prosperity and promote town centre vitality/viability	Does it promote and enhance existing centres by focusing development in such centres?	Hawkwell is primarily served by the services in the neighbouring district centre of Hockley, and so does not seek to focus development within this centre.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
		Will it improve business development?	No impact.
		Does it enhance consumer choice through the provision of a range of shopping, leisure, and local services to meet the needs of the entire community?	Clements Hall Leisure Centre and an area of public open space are situated in close proximity to this option. A primary school and village hall are also located nearby. Play space is allocated for this general location in addition to residential development, and other local services are situated to the north west of the site along Main Road which may meet some of the needs of the local community. A wider range of local services to meet the needs of the entire community are located in the neighbouring district centre of Hockley.
		Does it promote mixed use and high density development in urban centres?	This option is not situated within the nearest district centre of Hockley.
		Does it promote a wide variety of jobs across all sectors?	No impact.
		Does it secure more opportunities for residents to work in the district?	This option would lead to the loss of employment in the locality through the displacement of existing businesses, but it would not result in a loss of employment land in the District, because it is not designated as such. The scale of this development, however, has the potential to provide economic benefits through directly generating employment from the design to the construction stage although such benefits are not site specific. In addition an increase in population would also boost the local economy.
		Will it aid the realisation of London Southend Airport's economic potential?	No impact.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
	<b>Accessibility</b>		
5	To promote more sustainable transport choices both for people and moving freight ensuring access to jobs, shopping, leisure facilities and services by public transport, walking and cycling	Will it increase the availability of sustainable transport modes?	There may be opportunities to increase the availability of sustainable transport modes in this location. This option is in proximity to an existing bus route along Rectory Road and Main Road as well as a proposed Sustrans route. Greenway 16 to the west of this option, which has the potential to connect to Southend is less accessible from this general location. Nevertheless there is potential to increase the availability of sustainable transport modes.
Will it seek to encourage people to use alternative modes of transportation other than the private car, including walking and cycling?		There is an existing bus route along Rectory Road and Main Road and a proposed Sustrans route which are in proximity to this option and can connect this general location to the range of local services along Main Road to the north west of the site, and the centre of Hockley. There is potential to improve public transport links in the locality and encourage residents to use alternative modes of transportation, including enhancing opportunities for walking and cycling, although Greenway 16 to the west of this option is less accessible from this general location. This option can connect to Clements Hall Way, Rectory Road, Hall Road and Thorpe Road, which could provide access both to Hall Road and Main Road and the wider highway network. The site therefore has good highways access. The Sustainability Appraisal for the Core Strategy also recognises that the general locations identified are considered to be the most sustainable locations given the alternatives.	
Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services?		The site is in close proximity to an area of public open space (Spencer's Park) and Clements Hall Leisure Centre. Other local facilities and services are situated to the north/north west of the site along Main Road, or the centre of Hockley or Rochford town centre can be reached using the existing public transport route. There are employment uses to the west which may ensure access to jobs, however, this is allocated in the Replacement Local Plan (2006) to be redeveloped for residential uses and would be well related to this option. London Southend Airport is situated to the south east of the site. This option may therefore positively contribute to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services.	



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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
		Will it reduce the need to travel?	There are a range of local services in proximity to this site which may be accessed by cycling, walking or using public transport. Local services situated within the centres of Hockley and Rochford can be accessed using the existing bus service along Main Road and Rectory Road. These services may also be accessed through increased opportunities to encourage walking and cycling (e.g. a Sustrans route) in this locality. Although the location of this option may not reduce the need to travel for those wishing to access some services, there is an existing bus route available, and opportunities to encourage walking and cycling, which can provide opportunities for residents to use sustainable modes of transportation to these services. Local leisure and recreational facilities are in close proximity to this option.
		Does it seek to encourage development where large volumes of people and/or transport movements are located in sustainable accessible locations?	This option does not propose development where there are large volumes of people and/or transport movements. It is situated in Hawkwell where there are a range of local services nearby, and there is an existing public transport route providing access to the services located within Hockley centre to the west or Rochford town centre to the east. The Core Strategy Submission Sustainability Appraisal notes that the general locations identified are considered to be the most sustainable given the alternatives.
		Does it enable access for all sections of the community, including the young, the socially deprived, those with disabilities and the elderly?	There is an existing bus route running between the three sites along Rectory Road and then onto Main Road which connects to the centre of Hockley to the west, as well as Rochford town centre to the east. This would enable access for all sections of the community, particularly those without private transport, to the services and facilities located within Hawkwell. The existing bus route also connects to the wide range of services within Hockley to the west and Rochford to the east. The proximity of the site to the proposed Sustrans route may also encourage walking and cycling.
		Does it secure more opportunities for residents to work in the District, and for out-commuting to be reduced?	The south of Hawkwell has links with the neighbouring economic centre of Southend, which is recognised in the Core Strategy Submission Document. This relationship may therefore not reduce out-commuting.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
		Does it enable access to green infrastructure and the wider natural environment to all sections of the community?	There may be opportunities to incorporate green infrastructure links into the development.
<b>Biodiversity</b>			
6	To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental and economic development	Will it conserve and enhance natural/semi natural habitats, including the District's distinctive estuaries and salt marshes?	This general location to the south of Hawkwell is not in proximity to the District's estuaries or salt marshes. However, this option itself encompasses natural/semi natural habitats and any development at this location would have to be carefully managed to mitigate against the potential impact on habitats in this area. This option, however, as opposed to SH1 seeks to retain the wooded area to the north, and as such would have less of an impact on the natural/semi natural habitats in the locality. It is also in proximity to a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road. Whilst not adjacent to the Local Wildlife Site, this option may have more of an impact on this natural/semi natural habitat as opposed to some of the other options for this general location which do not extend as far south towards this area. Furthermore it is noted that this general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
		<p>Will it conserve and enhance species diversity, and in particular avoid harm to protected species and priority species?</p>	<p>This option contains a number of existing uses which create suitable habitats for many species. The Ecological Survey undertaken as part of a planning application for this site concluded that there were three reptiles within the wider vicinity of the site which are UK protected species - the common lizard, grass snake and adder. Great crested newts (which are both UK and European protected species) were found to be in the wider area (over 1km away) but were not thought to be present on the site. The site provides suitable habitats to support badger, bat, doormouse, fox, muntjac deer and hedgehog populations for example. Some of the areas such as the paddocks along the southern boundary and the nursery sites have low ecological value, but the latter can still provide important habitats for reptiles. The paddock on the north eastern corner of this option (a small proportion of which is incorporated into this option) is more biodiverse and is enclosed by mature hedgerows and oak trees. The most ecologically diverse part of the site is the rough grassland which is in general centrally located within the site to the north of Rectory Road. There are two red and three amber listed species of birds known to be breeding on the site with other species using the site. This option does not extend as far north as SH1 and as such it does not encompass much all of the wooded area or stream bounding this area. It encompasses the nursery sites to the east and west of Thorpe Road, which generally have low ecological value, as well as a third site to the south of Rectory Road which is a field bounded by residential dwellings to the west. This site is grade 3 agricultural land (SEA Baseline Information profile) but due to the enclosure of the site, it is considered to be unlikely that it is used as such. Any development of this option, however, would still have an impact on biodiversity within this locality. Overall the site to the north of Rectory Road provides an important habitat for many species, although there are some areas which have lower ecological value. Due to the range of diverse species on the northern section of this option, it is important that habitat connectivity is retained to conserve local wildlife populations. The rough grassland in the centre of this option, mature hedgerows and mature/semi-mature oak and other trees both on the edge and throughout the site should be retained as far as practicable with any development. This will ensure connectivity and species movement, as well as retaining the setting of the area and view from Rectory Road. The impact of any development on local biodiversity needs to be considered and it is imperative to ensure habitat connectivity.</p>

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
			<p>This option retains much of the wooded area and like SH2 it encompasses the nursery sites to the east and west of Thorpe Road, which whilst still providing a local wildlife habitat, are of lower ecological value than the wooded area, for example. Nevertheless there are still ecologically important hedgerows and trees in this area which should be retained. This option also encompasses the field to the south of Rectory Road which could ensure that much of the area of the north of Rectory Road with a higher ecological value could be retained. As such, development would have some impact on biodiversity in the locality, although as this option seeks to retain the wooded area to the north, this is likely to be less than SH1 for example.</p>
		<p>Will it maintain and enhance sites designated for their nature conservation interest?</p>	<p>This option is not located in immediate proximity to any areas designated for their ecological importance, although development in this location has the potential to increase recreational pressure on these, such as Hockley Woods. There is a Local Wildlife Site (R22. Potash Wood) situated to the south of Hall Road, which may be impacted with any development and would need to be considered.</p>
		<p>Will it conserve and enhance sites of geological significance?</p>	<p>There will be no impact on known sites of geological significance.</p>
		<p>Does land use allocation reflect the scope of using brownfield land for significant wildlife interest where viable and realistic?</p>	<p>This option is situated on greenfield land.</p>
		<p>Does new development integrate within it opportunities for new habitat creation, particularly where they could facilitate species movement and colonisation in relation to climate change pressures on biodiversity and its distribution?</p>	<p>This option is situated to the south of existing public open space and there is potential to retain existing hedgerows and trees to ensure habitat connectivity and facilitate species movement and colonisation, particularly in relation to climate change pressures on biodiversity and its distribution. It is likely that this option would less of an impact on the existing habitat in this location than SH1 as it encompasses less of the wooded area to the north of Rectory Road.</p>

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH4 South Hawkwell</b>
	<b>Cultural Heritage</b>		
7	To maintain and enhance the cultural heritage and assets of the District	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in both urban and rural areas?	This option is situated within Historic Environment Character Zone 30 (Rochford District Historic Environment Characterisation Project). There may be some surviving historic deposits in the open areas; however, generally the area has been extensively disturbed thus impacting on any deposits. There are two Listed Buildings in close proximity to the site; the Old Rectory, 271 Rectory Road opposite this option and Potash Cottage just beyond the Main Road/Rectory Road/Hall Road roundabout to the east. The setting of these would need to be carefully considered with any development.
		Will it support locally-based cultural resources and activities?	No impact.
	<b>Landscape &amp; Townscape</b>		
8	To maintain and enhance the quality of landscapes and townscapes	Does it seek to enhance the range and quality of the public realm and open spaces?	This site is in close proximity to an area of public open space, which provides accessible green space in this area. Play space will also be provided within the development.
		Will it contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe?	The two sites to the north of Rectory Road would contribute to the delivery of the enhancement, effective management and appropriate use of land in the urban fringe. It would utilise land within Hawkwell, part of which is utilised for employment purposes (although it is not classified as previously developed land according to the NPPF), and like SH2 it also encompasses other nursery sites in the general location which may be more suitable for residential development given their proximity to existing residential development as opposed to the area south of Rectory Road. This option, however, as opposed to SH2 also encompasses the field to the south of Rectory Road which would therefore increase the urban development somewhat unnecessarily towards Hall Road. Overall this option would not contribute to the delivery of the enhancement, effective management and appropriate use of land or preserve the openness of other Green Belt land in the locality as opposed to SH2. It is may therefore be less likely to promote community cohesion than some of the other options for this location.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
		Will it reduce the amount of derelict, degraded and underused land?	Although this option is not situated on previously developed land, it does encompass land which is utilised for employment. This option, as opposed to SH1, utilises existing land to the west of Thorpe Road which is also used for employment as a nursery and does not extend as far north to preserve more of the wooded area in the locality. This site would promote cohesion between the site and the existing employment land along Main Road, if it is brought forward for development, although the site to the south of Rectory Road may have a less positive impact on cohesion due to its severance from the other sites within this option.
		Will it conserve (as preservation is neither realistic or desirable) the landscape character areas of the plan area?	<p>This option is situated within the South Essex Coastal Towns landscape character area (SEA Baseline Information Profile), which has a medium sensitivity to change. This character area has medium sensitivity to major urban extensions (&gt;5ha) and new settlements, therefore it is important that a defensible boundary can be maintained. This option is embedded between existing residential development and is enclosed by roads, residential dwellings and a wooded area, therefore has the potential to ensure that a robust and defensible Green Belt boundary could be maintained in this locality. However this option may have a greater impact on the openness of the Green Belt land in the locality given that this option fronts several main roads (Rectory Road and Hall Road). Further to this the severance of the sites in this option may weaken the Green Belt boundaries in this locality and undermine the openness of the Green Belt on a wider scale.</p> <p>This general location is in proximity to the Upper Roach Valley Special Landscape Area situated to the south west and west of this option. Although this is a landscape quality designation rather than an indication of ecological value, this area encompasses Hockley Woods (which is an important area of ancient woodland) situated further to the north. The recreational pressure on this area may increase with any development in this location.</p>
		Will it preserve and/or enhance townscape character and value?	Design principles to enhance townscape character will be managed through the development management process.

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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH4 South Hawkwell</b>
	<b>Climate Change &amp; Energy</b>		
9	To reduce contributions to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption?	The site has the capacity to include Code for Sustainable Homes compliant dwellings which may help mitigate the impact of the development on the local climate.
		Will it lead to an increased proportion of energy needs being met from renewable sources?	Onsite renewable or low carbon energy technologies may be provided.
		Does it adapt to and provide for the consequences of climate change in a largely low-lying area?	This option is not situated within an area at risk of flooding, although an area at risk is located to the north east of the site to the north of Rectory Road.
	<b>Water</b>		
10	To improve water quality and reduce the risk of flooding	Will it improve the quality of inland water?	No impact.
		Will it improve the quality of coastal waters?	No impact.
		Will it provide for an efficient water conservation and supply regime?	This option has the capacity to include Sustainable Drainage Systems (SUDs), although the severance of the sites may make the incorporation of SUDs to help mitigate any impact unviable. Grey water recycling and other water conservation measures may be included at the design stage.
		Will it provide for effective wastewater treatment?	There is capacity at the existing Waste Water Treatment Works to accommodate the proposed growth in this location. However, there would need to be infrastructure and/or treatment upgrades to the foul sewerage network.
		Will it require the provision of sustainable drainage systems in new development?	There is an identified need for improvements to the existing infrastructure and/or treatment upgrades to the surface water network capacity. The severance of the sites within this option, however, may make the incorporation of SUDs unviable.

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	SA Objective	Decision-Aiding Question Will it (the Option)...?	Option SH4 South Hawkwell
		Will it reduce the risk of flooding?	The site to the north of Rectory Road is in proximity to an area at risk of flooding (predominantly flood zone 2 with some flood zone 3) situated to the north east, however, the site's arrangement should avoid this vulnerable area. The other sites are not near to an area at risk of flooding.
		Will it integrate sustainable flood management which works with natural processes, presents habitat enhancement opportunities and is landscape character sensitive?	Public open space will be provided within the development which has the potential to retain some of the existing habitat. The incorporation of SUDs to manage excess surface water and create new habitats, however, may not be viable due to the severance of the sites.
<b>Land &amp; Soil</b>			
11	To maintain and improve the quality of the District's land and soil	Does it ensure the re-use of previously-developed land and urban areas in preference to Greenfield sites, as far as is practicable given the characteristics of the District?	The site to the north of Rectory Road encompasses nurseries (although this is not previously developed land), paddocks, and woodland. It is enclosed by roads to the south, east and west, residential dwellings to the south west and a wooded area to the north. The second site to the west of Thorpe Road is a nursery site (although this is not previously developed land) bounded by residential development and existing employment land, which is designated in the 2006 Replacement Local Plan as residential development. The third site to the south of Rectory Road is a field bounded by residential development to the west, and is generally enclosed except to the south. It is grade 3 agricultural land (SEA Baseline Information Profile) but due to the enclosure of the site, it is unlikely that it is used as such. This option is situated in Green Belt land.
		Will higher-density development be promoted where appropriate?	This option includes land to the south of Rectory Road in addition to the sites identified in SH2, and subsequently it has the largest area of the four options. Development would therefore be less dense and it would not ensure the efficient use of land contrary to the NPPF.
		Will soil quality be preserved?	The potential impact of development on soil quality is unknown. The site to the south of Rectory Road is grade 3 agricultural land (SEA Baseline Information Profile).
		Will it promote the remediation of contaminated land?	It is uncertain whether some of the land, due to its current use, is contaminated. This would need to be considered with any development in this general location.
		Will the best and most versatile agricultural land be protected?	Development of this site would ensure that the best and most versatile agricultural land is protected.



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	<b>SA Objective</b>	<b>Decision-Aiding Question Will it (the Option)...?</b>	<b>Option SH4 South Hawkwell</b>
	<b>Air Quality</b>		
12	To improve air quality	Will air quality be improved through reduced emissions (e.g. through reducing car travel)?	There are some local services located to the north east of this option along Main Road, and there is an existing bus route nearby which can provide sustainable access to the centre of Hockley to the west and Rochford to the east of the site for those without access to private transport. Although there are limited opportunities to reduce the need to travel to these local services, public transport is available which can have a positive impact on air quality. There are also as opportunities to encourage walking and cycling, and there is a leisure centre and area of public open space in close proximity to the option.
		Will it direct transport movements away from AQMAs and/or potentially significant junctions?	There are no AQMAs in proximity to this option.
	<b>Sustainable Design &amp; Construction</b>		
13	To promote sustainable design and construction	Will it ensure the use of sustainable design principles, e.g. encouraging a mix of uses?	Due to the existing uses on parts of the option, there may be some constraints to development, however, sustainable design and construction should still be viable and could be incorporated into the development.
		Will climate proofing design measures be incorporated?	This will be managed through Concept Statements and the development management process.
		Will the local character/vernacular be preserved and enhanced through development?	This will be managed through Concept Statements and the development management process.
		Will it require the re-use and recycling of construction materials?	This is not specific to the allocation of land.
		Will it encourage locally-sourced materials?	This is not specific to the allocation of land.
		Will it require best-practice sustainable construction methods, for example in energy and water efficiency?	This will be managed through Concept Statements and the development management process.