

10 South East Ashingdon

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

- 500 dwellings
- Local highway capacity and infrastructure improvements, including contribution to traffic management of Ashingdon Road
- Public transport infrastructure improvements and service enhancements
- Link and enhancements to local pedestrian/cycling and bridleway network
- Sustainable drainage systems
- Public open space
- Play space
- Youth facilities and community facilities

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

500 dwellings/30dph = 16.67 hectares (net)

16.67 hectares is 50% of **33.34** hectares (gross)

16.67 hectares is 75% of **22.23** hectares (gross)

500 dwellings/35dph = 14.29 hectares (net)

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

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

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

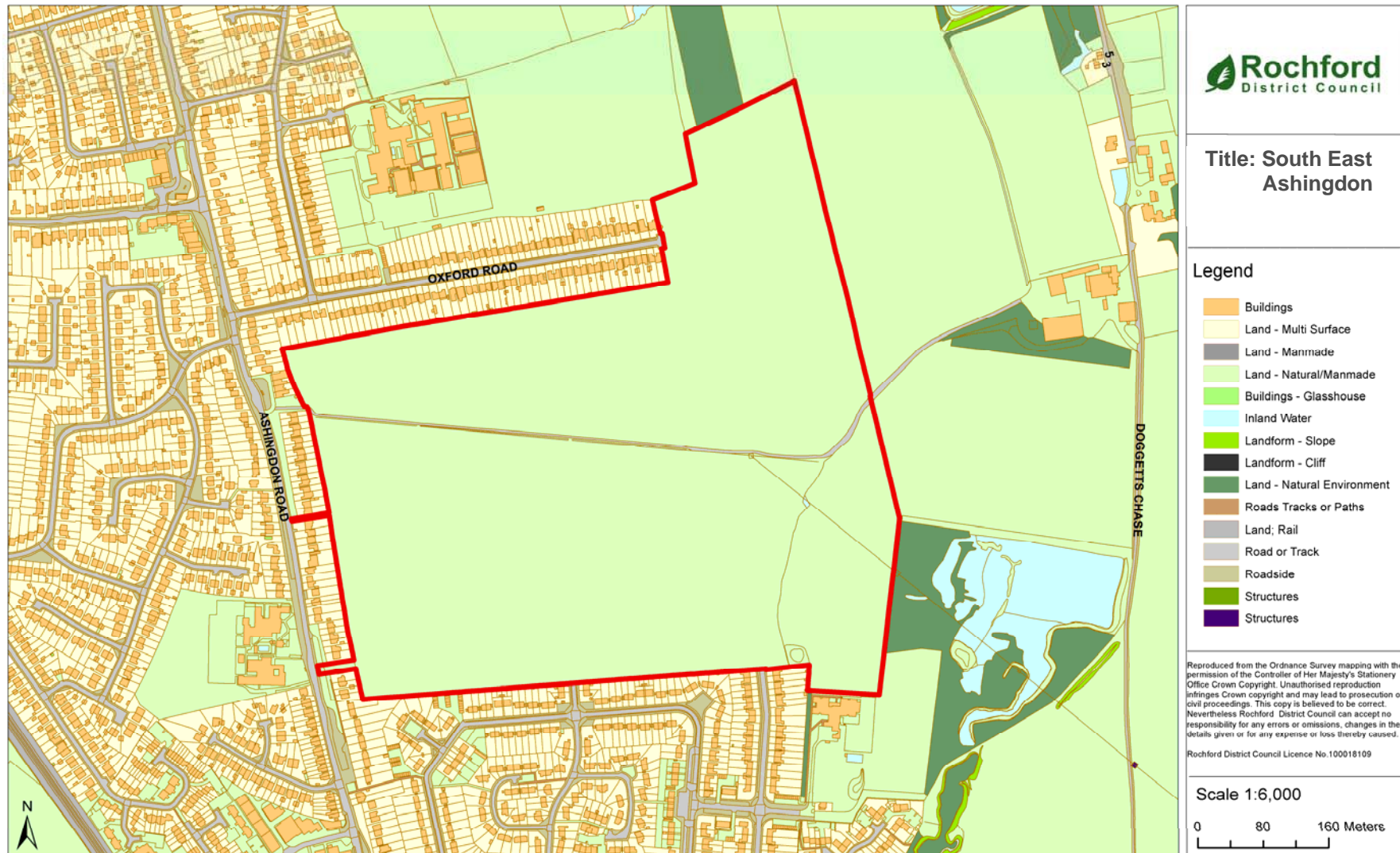



Figure 8 – Site assessed within the general location of South East Ashingdon

Land at Ashingdon Road, Ashingdon: Screened Sites Assessment Proformas (Forming part of Options SEA1-SEA3)		
1. Site Information	'Call for Sites' Reference:	56c; 176
	Site Name:	Land at Ashingdon Road (South of Oxford Road)
	Site Location:	Ashingdon
	Site Area (hectares):	Approximately 35.6 hectares
	Restrictions to Developable Area:	Pylon and mains sewer on site.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Relatively flat. Pond on site. Watercourses running through the site. Pylon on site. Mains sewer and surface water drain and underground electricity cables on site.
	Current Use:	Agricultural
	Proposed Use:	Residential; open space; expanded school
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; school; Local Wildlife Site
	Aerial Photograph:	Please see map

	
2. Constraints	Flood Risk
	Zone 1: Low Probability (<0.1% probability of annual flooding) <input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding) <input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding) <input type="checkbox"/>
	Commentary:
	Infrastructure Requirements
	New Highways Access Required: <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input type="checkbox"/>	
Commentary: This site is well related to Ashingdon Road, Oxford Road, Percy Cottis Road and The Drive. New highways access onto the site would be required. Some investment in the existing foul sewerage network may be required. Some investment in walking and public transport may be required.	

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3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	This site is situated to the east of Ashingdon Road and south of Oxford Road. It is bounded by residential development to the north, south and west and generally by hedgerows to the east. This site could ensure that a defensible Green Belt boundary can be maintained.
	To prevent neighbouring towns from merging into one another	Medium	This site is located to the south east of Ashingdon. The residential area of Rochford is situated to the south / south west, and Ashingdon is situated further to the north west. This site would not encourage coalescence between Ashingdon and Rochford given that there is existing residential development adjacent to the north, south and west.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the east of Ashingdon Road and south of Oxford Road to the south east of Ashingdon.
	To preserve the setting and special character of historic towns	Medium	This site is not situated in proximity to Rochford Conservation Area. It's development would not undermine the setting of Ashingdon or Rochford.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the east of Ashingdon Road and south of Oxford Road to the south east of Ashingdon.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to the existing residential area which is designated to the north, south and west.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 1.3km from Rochford town centre.
Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	The nearest primary school is less than 800m distance from the site. The nearest secondary school is less than 800m distance from the site.	

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	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Rochford is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Ashingdon Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium	Rochford train station is approximately 1km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site threshold of 19.05 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is a mains sewer, surface water drain and underground electricity cables on site. There is also a pylon on site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is well related to Ashingdon Road, Oxford Road, Percy Cottis Road and The Drive. New highways access onto the site would be required.

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6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	There is a Local Wildlife Site (R26. Doggetts Pond) adjacent to the site to the south east.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	Although the site is not in immediate proximity to a TPO, there are TPO points over 190m distance to the north west of the site to the south of Brays Lane.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford Conservation Area.
	Is the site in proximity to a Listed Building? (11)	No	There are Listed Buildings in the vicinity of Doggetts Farmhouse to the east of the site, which are with 400m distance.

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

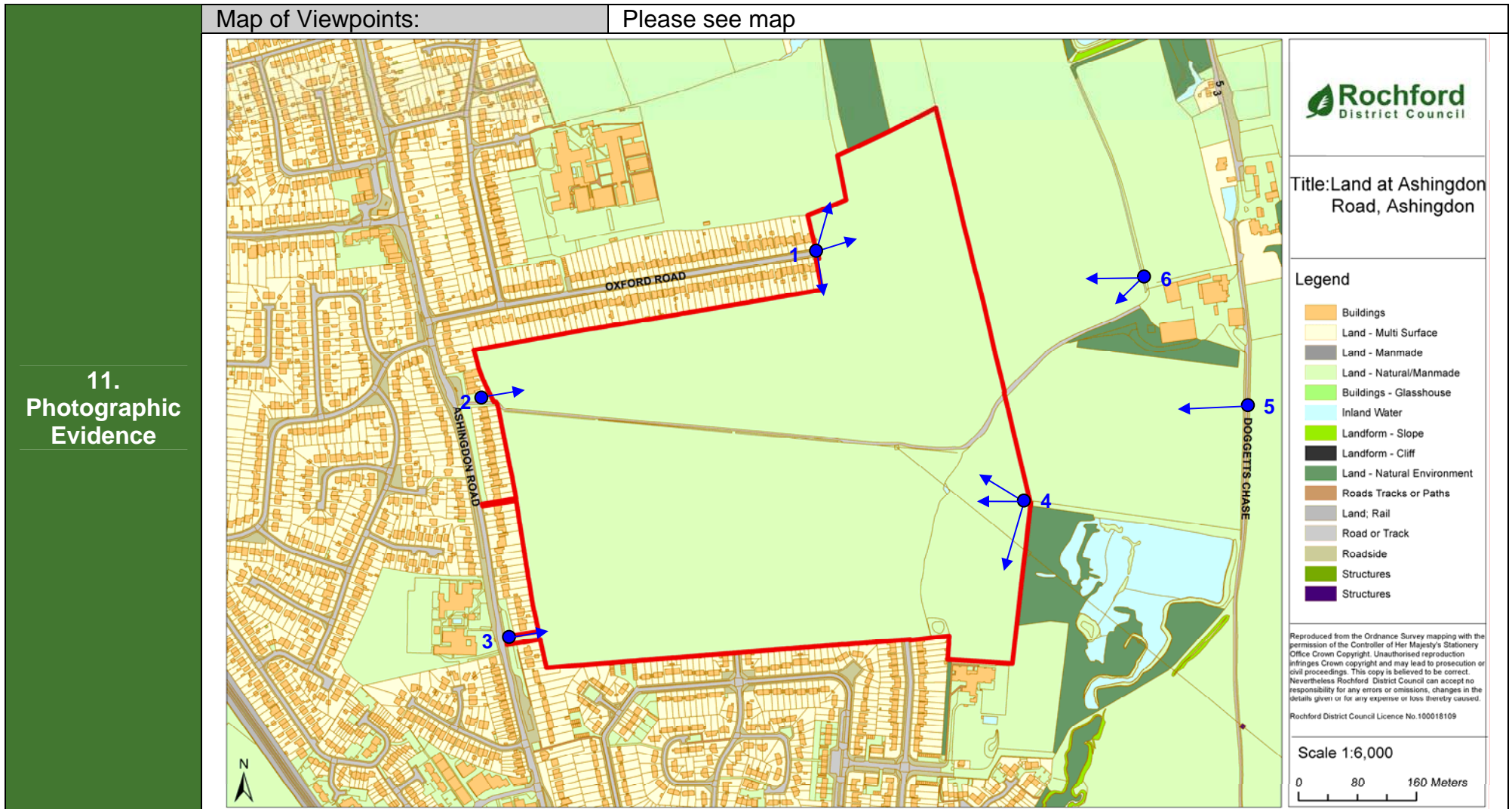
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

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8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 2 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 2	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.

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	Site Sustainability Indicators	Yes/No	Commentary
9. Site Sustainability Issues – Visual Impact	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The site is enclosed by residential development along its northern, southern and western boundaries. The breaks in the residential dwellings along Ashingdon Road to the west are generally enclosed by fences and vegetation. The site is enclosed along the eastern end of Oxford Road by transparent, metal fencing. There are trees and hedgerows predominantly along the eastern boundary of the site providing enclosure to the east.
	Site Sustainability Indicators Are there open views across the site? (1)	Rating Obscured/Partially	Commentary The enclosure of the site along its northern, southern and western boundaries with residential development (and fences and vegetation where there are gaps) screens the site from Ashingdon Road and ensures that there are not open views across the site. However, the transparent metal fencing at the eastern end of Oxford Road enables open views across the north eastern corner of the site. The trees and hedgerows predominantly along the eastern boundary do not enable open views across the site from the public footpath along Doggetts Chase or from the Local Wildlife Site. Generally there are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	35.6 hectares (gross) 50% - 17.8 hectares (net) 75% - 26.7 hectares (net)
		Estimated capacity for the site:	534- 801at 30 dwellings per hectare 623-935 at 35 dwellings per hectare





Viewpoint 1 (Looking east)



Viewpoint 1 (Looking north east)



Viewpoint 1 (Looking south)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south)



Viewpoint 4 (Looking west)



Viewpoint 4 (Looking north/north west)



Viewpoint 5



Viewpoint 6 (Looking south west)



Viewpoint 6 (Looking west)

12. Other
Issues and
Summary

This site is open grade 2 agricultural land located to the east of Ashingdon Road and south of Oxford Road to the south east of Ashingdon. The site is adjacent to the existing residential area which is designated to the north, south and west, and is well related to local services and facilities within Ashingdon and Rochford such as healthcare facilities, shops and open space. It is well related to Ashingdon Road, Oxford Road, Percy Cottis Road and The Drive, and new highways access onto the site would be required. There is a Local Wildlife Site adjacent to the site to the south east, however, it is over the approximate minimum site threshold of 19.05 hectares.

There is a mains sewer, surface water drain and underground electricity cables on site. There is also a pylon on site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The enclosure of the site along its northern, southern and western boundaries with residential development (and fences and vegetation where there are gaps) screens the site from Ashingdon Road and ensures that there are not open views across the site. However, the transparent metal fencing at the eastern end of Oxford Road enables open views across the north eastern corner of the site. The trees and hedgerows predominantly along the eastern boundary do not enable open views across the site from the public footpath along Doggetts Chase or from the Local Wildlife Site. Generally there are not open views across the site.

This site is bounded by residential development to the north, south and west and generally by hedgerows to the east. This site could ensure that a defensible Green Belt boundary can be maintained. It would not encourage coalescence between Ashingdon and Rochford given that there is existing residential development adjacent to the north, south and west.

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

The SHLAA (2012) indicates that this site has the potential to accommodate between 534 and 801 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 623 and 935 dwellings based on a calculation of 50% and 75% developable area respectively.

It is notable that this site encompasses land to the east of Oxford Road which formed part of a planning application for the south of Brays Lane (ref: 11/00315/OUT) for the development of two football pitches. This was discussed by members and the LDF Sub-Committee on 21 March 2012 and it was recommended that this area should be considered for allocation for the future expansion of King Edmund School.

11 West Great Waking

11.1 The Rochford District Core Strategy sets out the following requirements for West Great Waking:

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

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

250 dwellings/30dph = 8.33 hectares (net)

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

8.33 hectares is 75% of **11.11** hectares (gross)

250 dwellings/35dph = **7.14** hectares (net)

7.14 hectares is 50% of **14.28** hectares (gross)

7.14 hectares is 75% of **9.52** hectares (gross)

11.3 For approximately 250 dwellings, a minimum site size of 9.52 hectares would be required.

11.4 Detailed assessment of the sites put forward within this general location has identified a potential isolated area of Green Belt that could be created should land to the south of the High Street – such as a combination of Options WGW1 and WGW3 – be allocated (ref: SHS1). All of the sites have been assessed using the same methodology.

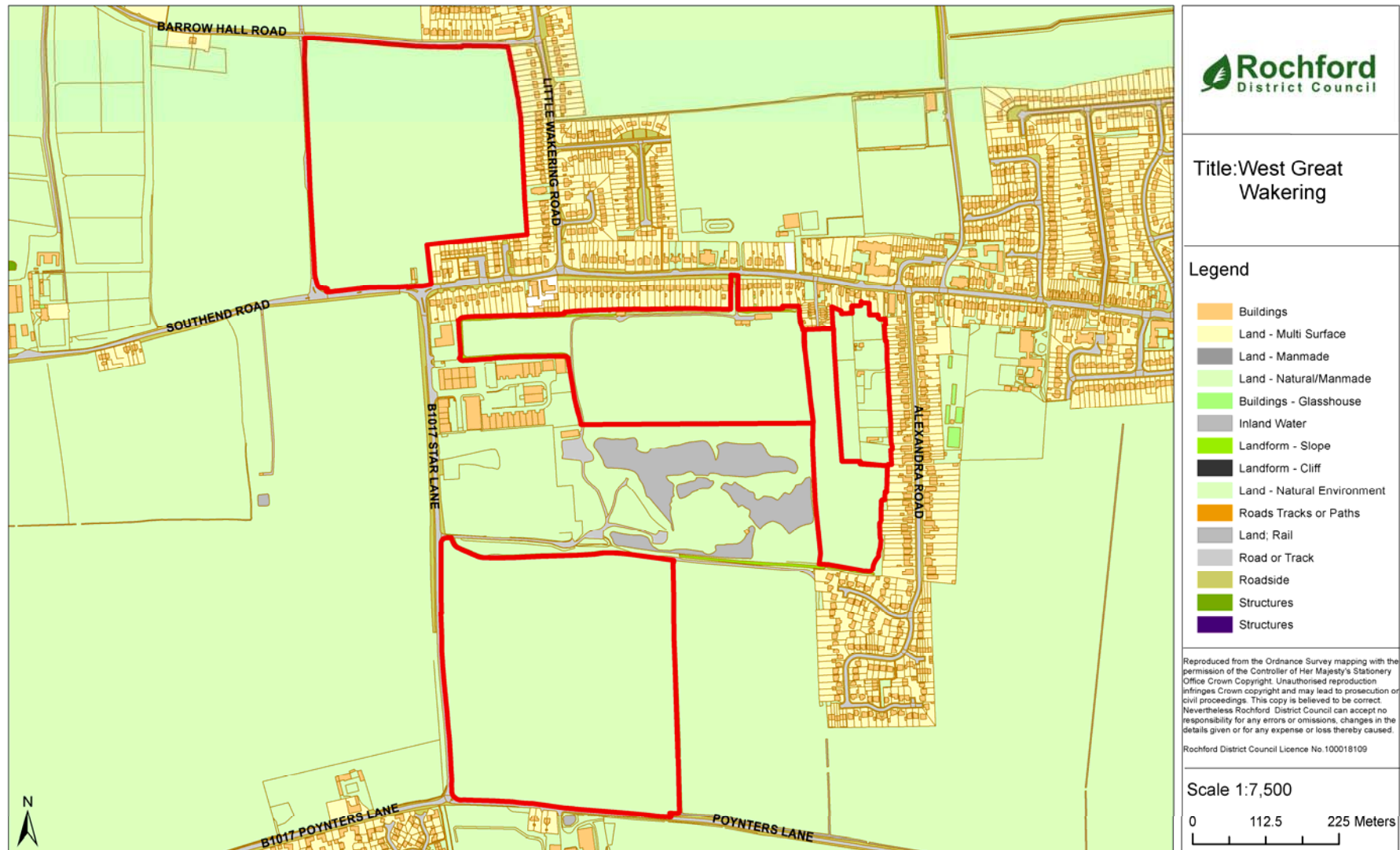


Figure 9 – Sites assessed within the general location of West Great Waking

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

Land South of High Street, Great Wakering: Screened Sites Assessment Proforma (Forming part of Options WGW1, WGW2 and WGW3)		
1. Site Information	'Call for Sites' Reference:	7; 202
	Site Name:	Land south of High Street
	Site Location:	Great Wakering
	Site Area (hectares):	8.02 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Agricultural land. Relatively flat. Relatively low lying compared to Star Lane Industrial Estate (approximate increase in height of 1-2 metres along the western boundary of the site) and residential development to the north. Enclosed to the north with dwellings and to the west with Star Lane Industrial Estate. Local Wildlife Site to the south and greenfield land (with trees and hedgerows) to the west of the site. Watercourse running through the site. Access onto the High Street between two dwellings.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; employment; Local Wildlife Site; Green Belt/greenfield land
Aerial Photograph:	Please see map	

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

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	Commentary: New highways access onto the High Street to the north (depending on the highway requirements) or Star Lane to the west would be required. Significant investment in the existing foul sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. There are existing footpaths along the High Street and along Star Lane to the north and east of the site respectively.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the south of the High Street. There is residential development to the north, greenfield land to the east, employment land to the west and a Local Wildlife Site to the south. The site is generally enclosed which would promote a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Great Wakering. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the south of the High Street to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low		This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the south of the High Street to the west of Great Wakering.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is adjacent to the existing residential area along the High Street to the north.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from the High Street (with access via the existing access point to the north of the site).

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	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Great Wakering is less than 800m distance from the site (with access via the existing access point onto the High Street). The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Great Wakering is less than 800m distance from the site along the High Street (with access via the existing access point onto the High Street).
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along the High Street. The nearest bus stop is less than 800m from the site, along the High Street (with access via the existing access point onto the High Street).
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Great Wakering are situated in the High Street. These are approximately 1km distance from the site (with access via the existing access point onto the High Street).
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes		At 8.02 ha, the site is smaller than the approximate minimum site threshold of 9.52 hectares. This is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare. The site is well related to some sites within the general location of 'West Great Wakering', such as to the west of Alexandra Road. However, it is not well related to other sites.

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	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	The different land levels in the locality have the potential to impact on the provision of both highway and pedestrian links.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site to the west/south west of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes No	If this site were developed, new highway access would be required. Given that the site is relatively enclosed at present with residential development to the north, greenfield land to the east, employment land to the west and a Local Wildlife Site to the south, and it is not adjacent to the highway, there may be limited opportunities to connect the site to the existing highways network at present. There is, however, potential to create highway/pedestrian links to the High Street through an existing access route to the north of the site. This would depend on the highway requirements such as highway and footpath widths. The site may also be accessed at present along the western boundary of the Local Wildlife Site via the existing access route from Star Lane. New access onto the highway to the west may depend on the redevelopment of Star Lane Industrial Estate (which is supported in the Rochford District Core Strategy).
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

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	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the south of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	The site is not in immediate proximity to a TPO area or TPO point, however, there are TPO points to the north east of the site along the High Street which are within 230m of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

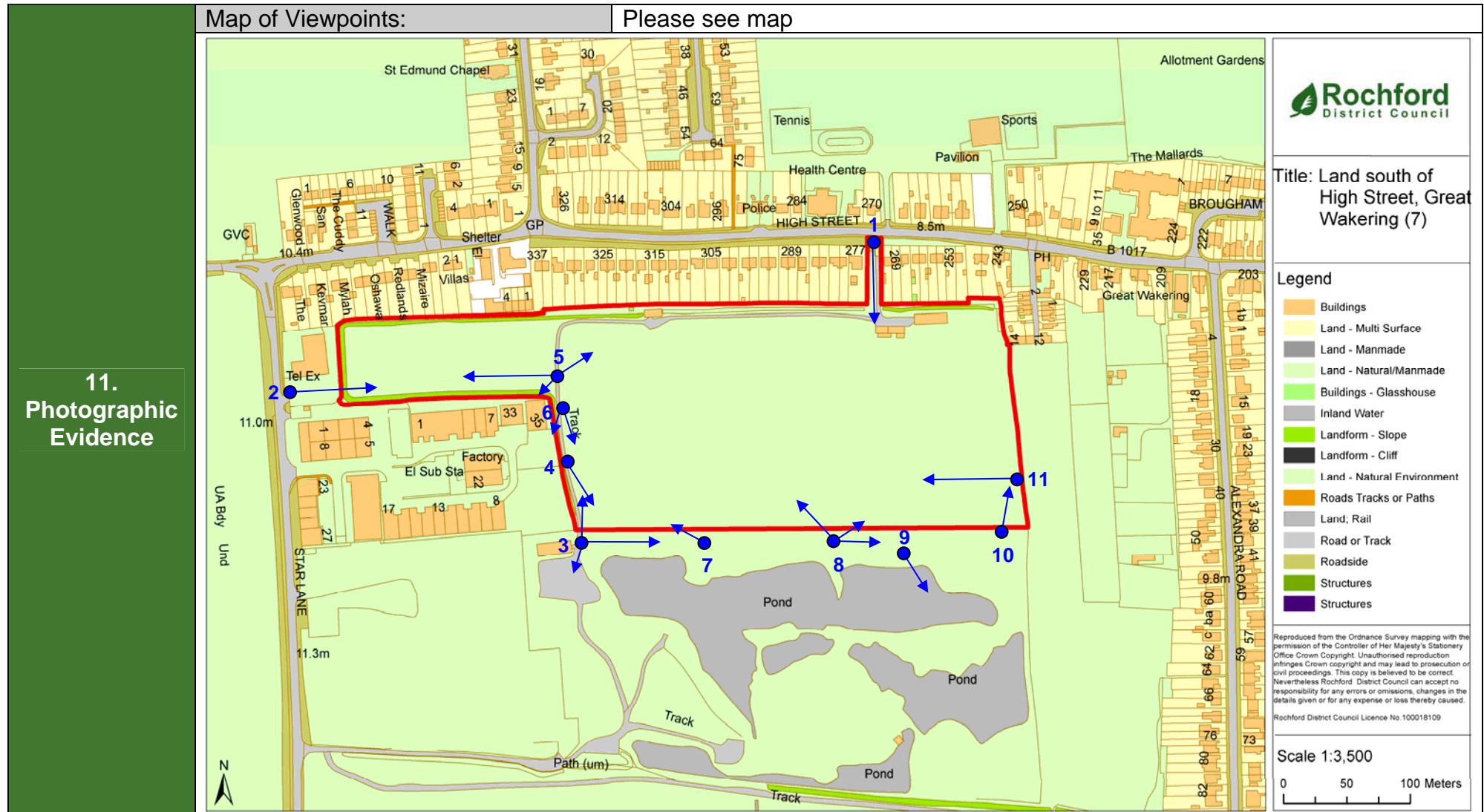
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	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	Star Lane Industrial Estate (including the disused Brickworks site) which is adjacent to the site is previously developed land, and therefore has the potential to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 1 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.

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

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	Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The site is enclosed to the north by residential development, to the south by a Local Wildlife Site, to the east by greenfield land (which is quite densely covered with trees, hedgerows and other vegetation), and employment land to the west.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The site is well enclosed by development along its northern and western boundaries which ensures that, generally, there are not open views across the site from the public highway (the High Street to the north and Star Lane to the west). However, there are open views across the north westernmost section of the site from Star Lane due to the lack of screening along the north eastern and north western boundaries of Star Lane Industrial Estate in places. The existing access onto the High Street provides minimal views of the site. The greenfield land to the west encloses to site, and obscures views from the southern end of Exhibition Lane. The site would be visible from the Local Wildlife Site to the south.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare
		Net development site area (in hectares):	8.02 hectares (gross) 50% - 4.01 hectares (net) 75% - 6.02 hectares (net)
		Estimated capacity for the site:	120-181 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking east)



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking south west)



Viewpoint 4



Viewpoint 5 (Looking west)



Viewpoint 5 (Looking south/south west)



Viewpoint 5 (Looking north east)



Viewpoint 6



Viewpoint 6



Viewpoint 7



Viewpoint 8 (Looking north)



Viewpoint 8 (Looking north east/east)



Viewpoint 8 (Looking east)



Viewpoint 9



Viewpoint 10



Viewpoint 11

12. Other Issues and Summary

This site is an area of grade 1 agricultural land located to the south of the High Street to the west of Great Wakering. It is adjacent to the existing residential area along the High Street to the north, however, new highways access onto the High Street to the north (depending on the highway requirements) or Star Lane to the west would be required. It is well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space, and is located to the north of a Local Wildlife Site. The site is under the approximate minimum site threshold of 9.52 hectares. This is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare.

There are no onsite constraints as such, however, the different land levels in the locality have the potential to impact on the provision of both highway and pedestrian links. There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site to the west/south west of the site. The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the south of the site and could have implications for the density and dwelling capacity potential of the site. Investment in the existing foul sewerage network also has the potential to constrain development of the site.

This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. The site is well enclosed by development along its northern and western boundaries which ensures that, generally, there are not open views across the site from the public highway (the High Street to the north and Star Lane to the west). However, there are open views across the north westernmost section of the site from Star Lane due to the lack of screening along the north eastern and north western boundaries of Star Lane Industrial Estate in places. The existing access onto the High Street provides minimal views of the site. The greenfield land to the west encloses to site, and obscures views from the southern end of Exhibition Lane. The site would be visible from the Local Wildlife Site to the south.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the south of the High Street. There is residential development to the north, greenfield land to the east, employment land to the west and a Local Wildlife Site to the south. The site is generally enclosed which would promote a strong and defensible Green Belt boundary.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 120 and 181 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. Although the site is well related to some sites within the general location of 'West Great Wakering', such as to the west of Alexandra Road (ref: 201), it is not well related to other sites.

However, if this site and the site to the west of Alexandra Road (ref: 201) were allocated the combined site area would be 10.52 hectares – above the approximate minimum site threshold of 9.52 hectares at 35 dwellings per hectare, but under the threshold of 11.11 hectares at 30 dwellings per hectare. Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 158 and 236 dwellings. This figure is below the dwelling requirement for 'West Great Wakering' as set out in the Rochford District Core Strategy.

At 32 dwellings per hectare, the combined sites would not meet the dwelling requirements:

$$10.52 * 50\% = 5.26 * 32\text{dph} = 169 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 32\text{dph} = 253 \text{ dwellings}$$


At 33 dwellings per hectare, the sites would meet the dwelling requirements if 75% of the site area was developable:

$$10.52 * 50\% = 5.26 * 33\text{dph} = 174 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 33\text{dph} = 261 \text{ dwellings}$$

The ecological value of the site to the west of Alexandra Road would need to be taken into consideration. The need to reallocate land to the west of this area for residential development (ref: SHS1) to ensure the robustness of the Green Belt boundary in this locality would also need to be considered.

Land to the West of Alexandra Road, Great Wakering: Screened Sites Assessment Proforma (Forming part of Option WG3)		
1. Site Information	'Call for Sites' Reference:	201
	Site Name:	Land to the west of Alexandra Road
	Site Location:	Great Wakering
	Site Area (hectares):	2.5 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Predominantly wooded and scrubland area. Some garden areas to the eastern section of the site. Trees, hedgerows and other vegetation on site. Cleared area to the south east and south of the site. Relatively flat although mounds of soil to the south west of the site. Adjacent to a Local Wildlife Site.
	Current Use:	Wooded and scrubland area; garden areas
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land; Local Wildlife Site; Green Belt/greenfield land
	Aerial Photograph:	Please see map

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

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

3. Green Belt Impact Assessment	Commentary: New highways access would be required, however, the provision of access to the north of the site onto the High Street may prove challenging due to the existing narrow entrance to the site at the end of Exhibition Lane. The southern end of this lane is constrained by rows of dwellings on either side but it could provide a pedestrian route. There is existing pedestrian access from the south and east. New access would be required outside of the site. Significant investment in the existing foul sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Some investment in walking and public transport may be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the south of the High Street and to the west of Alexandra Road. It is largely enclosed along its southern boundaries, however, it has the potential to create an island of Green Belt (as there is an area to the east / north east of the site which would be undesignated) which could impact on the defensibility of the Green Belt boundary in this location if allocated on its own.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Great Wakering. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	Medium		This site is a wooded area located to the west of Alexandra Road to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low		This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east / north east along the High Street.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	Medium	This site is a wooded area located to the west of Alexandra Road to the west of Great Wakering. Whilst it could encourage the recycling of land in proximity to the centre of Great Wakering, there is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site.

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

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is predominantly adjacent to the existing residential area along the High Street to the north and Alexandra Road to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m from the High Street (with access via Exhibition Lane).
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Great Wakering is less than 800m distance from the site (with access via Exhibition Lane). The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Great Wakering is less than 800m distance from the site along the High Street (with access via Exhibition Lane).
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated in close proximity to a bus route which runs along the High Street. The nearest bus stop is less than 800m from the site, along the High Street (with access via Exhibition Lane).
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Great Wakering are situated in the High Street. These are approximately 1km distance from the site (with access via Exhibition Lane).
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

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

	Site Sustainability Indicators	Yes/No	Commentary
<p>5. Site Sustainability Issues – Site Restraints</p>	<p>If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)</p>	<p>Yes/No</p>	<p>The site is under the approximate minimum site threshold of 9.52 hectares. This figure is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare. The site is well related to some sites within the general location of ‘West Great Waking’, such as to the south of the High Street. However, it is not well related to other sites.</p>
	<p>Are there features on site which have the potential to constrain development? (1, 4, 7, 11)</p>	<p>Yes</p>	<p>There is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site.</p>
	<p>Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)</p>	<p>Yes</p>	<p>There is an existing footpath running through the site which is accessible from the south (via the footpath running west to east from Star Lane) and east (between 64 and 64a Alexandra Road). There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site to the west / south west of the site.</p>
	<p>Is the site well related to the highway network? (1, 2, 8, 9)</p>	<p>No</p>	<p>The site is not located on the highway network and new highways access would be required. The provision of access to the north of the site onto the High Street may prove challenging due to the existing narrow entrance to the site at the end of Exhibition Lane. The southern end of this lane is constrained by rows of dwellings on either side but it could provide a pedestrian route. New access would be required outside of the site.</p>

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

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the west/south west of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	The site is not in immediate proximity to a TPO area or TPO point, however, there is a TPO to the north east of the site along the High Street which is within 200m of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.

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

	Is the site in proximity to a Listed Building? (11)	Yes	There is a grade II Listed Building ('229 High Street') approximately 50m away distance from the site.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	Star Lane Industrial Estate (including the disused Brickworks site) to the west of the site is previously developed land, and therefore has the potential to be contaminated.

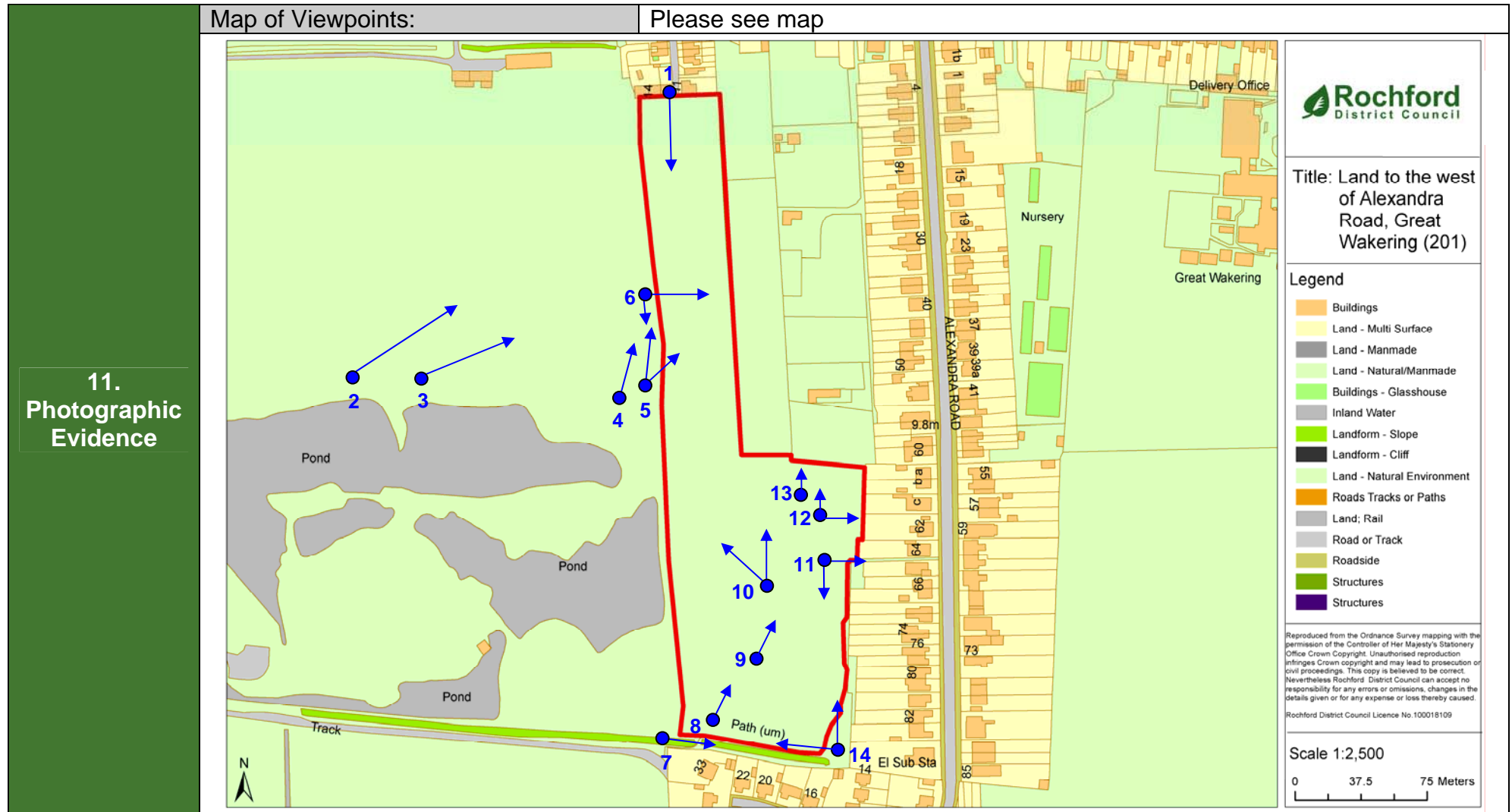
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	No	The site is designated as grade 1 agricultural land, but it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	No	There is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site. However, it is noted that this site was not included within the boundary of the adjacent Local Wildlife Site when these were reviewed in 2007.
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	There is potential that this site could have biodiversity value given its current condition and its proximity to a Local Wildlife Site. Part of this site could be used as open space and/or a wildlife corridor.
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	The site is designated as grade 1 agricultural land, but it is not used as such.
Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.	
Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.	

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

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)		Yes/No
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)		Obscured/ Partially
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	2.5 hectares (gross) 50% - 1.25 hectares (net) 75% - 1.88 hectares (net)
		Estimated capacity for the site:	38-56 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5 (Looking north west/west)



Viewpoint 5 (Looking north)



Viewpoint 6 (Looking west)



Viewpoint 6 (Looking south)



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10 (Looking north west)



Viewpoint 10 (Looking north)



Viewpoint 11 (Looking south)



Viewpoint 11 (Looking east)



Viewpoint 12 (Looking north)



Viewpoint 12 (Looking east)



Viewpoint 13



Viewpoint 14 (Looking west)



Viewpoint 14 (Looking north)

12. Other Issues and Summary

This site is predominantly a wooded and scrubland area with some garden areas to the east located to the west of Alexandra Road to the west of Great Wakering. There is an existing road to the north of the site (Exhibition Lane) onto the High Street, however, it is insufficient to provide vehicular access onto the site. New access outside of the site would be required. The site is predominantly adjacent to the existing residential area along the High Street to the north and Alexandra Road to the east. It is well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space. The site is under the approximate minimum site threshold of 9.52 hectares. This is based on 35 dwellings per hectare on a 75% developable site area. The approximate minimum site threshold for a 75% developable site area is 11.11 hectares at 30 dwellings per hectare.

This site is located adjacent to a Local Wildlife Site, which bounds the site to the west / south west. There is an existing footpath running through the site accessible from the south and east, which could be impacted with development of this site. There is potential for the site (if allocated) to increase recreational pressure on the Local Wildlife Site. Given the current condition and its proximity to the Local Wildlife Site there is potential that this site could have biodiversity value, however, it is noted that this site was not included within the boundary of the adjacent Local Wildlife Site when these were reviewed in 2007. Part of this site could be used as open space and/or a wildlife corridor. However, investment in the existing foul sewerage network has the potential to constrain development of the site.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. It is located to the south of the High Street to the west of Alexandra Road, and as such is not visible from the public highway. Although the site is visible from Exhibition Lane and the public footpath to the south which runs through the site, the relatively dense vegetation on site does not provide open views across it. The current cleared area to the south / south east of the site enables open views along the eastern boundary and from the entrance between the dwellings to the east. However, the dense vegetation does not provide open views across the entire site.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east / north east along the High Street. There is a grade II Listed Building approximately 50m away distance from the site, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the south of the High Street and to the west of Alexandra Road. It is largely enclosed along its southern boundaries, however, it has the potential to create an island of Green Belt (as there is an area to the east / north east of the site which would be undesignated) could impact on the defensibility of the Green Belt boundary in this location if allocated on its own.

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 38 and 56 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. The site is well related to some sites within the general location of 'West Great Wakering', such as to the south of the High Street (ref: 7; 202). However, it is not well related to other sites.

If this site and the site to the south of the High Street (ref: 7; 202) were allocated the combined site area would be 10.52 hectares – above the approximate minimum site threshold of 9.52 hectares at 35 dwellings per hectare but under the threshold of 11.11 hectares at 30 dwellings per hectare. Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 158 and 236 dwellings. This figure is below the dwelling requirement for 'West Great Wakering' as set out in the Rochford District Core Strategy.

At 32 dwellings per hectare, the combined sites would not meet the dwelling requirements:

$$10.52 * 50\% = 5.26 * 32\text{dph} = 169 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 32\text{dph} = 253 \text{ dwellings}$$


At 33 dwellings per hectare, the sites would meet the dwelling requirements if 75% of the site area was developable:

$$10.52 * 50\% = 5.26 * 33\text{dph} = 174 \text{ dwellings}$$

$$10.52 * 75\% = 7.89 * 33\text{dph} = 261 \text{ dwellings}$$

The potential impact on biodiversity would need to be taken into consideration and mitigated against, should these sites be taken forward, for example through biodiversity offsetting. However, this general location requires that public open space should be included within any site allocated, which could retain some of the area to the west of Alexandra Road and enable the creation of a wildlife corridor. The need to reallocate land to the east of this area (ref: SHS1) for residential development to ensure the robustness of the Green Belt boundary in this locality would also need to be considered.

Land West of Little Wakering Road, Great Wakering: Screened Sites Assessment Proforma (Forming part of Options WGW2 and WGW5)		
1. Site Information	'Call for Sites' Reference:	177
	Site Name:	Land west of Little Wakering Road
	Site Location:	Great Wakering
	Site Area (hectares):	11.18 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Watercourse along the northern and southern boundaries of the site. Relatively flat. Temporary road abutting the western site boundary. Elongated mound towards the south western corner of the site running along part of the western boundary. Some trees along the southern boundary.
	Current Use:	Agricultural
	Proposed Use:	Residential; open space
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land
Aerial Photograph:	Please see map	

																									
2. Constraints	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="383 911 2119 951">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="383 951 1547 991">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1547 951 2119 991"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 991 1547 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1547 991 2119 1031"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1031 1547 1070">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1547 1031 2119 1070"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1070 1547 1110">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1547 1070 2119 1110"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="383 1110 2119 1150">Commentary:</td> </tr> <tr> <th colspan="2" data-bbox="383 1150 2119 1190">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="383 1190 1547 1230">New Highways Access Required:</td> <td data-bbox="1547 1190 2119 1230"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1230 1547 1270">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1547 1230 2119 1270"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1270 1547 1310">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1547 1270 2119 1310"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1310 1547 1350">Significant Investment in walking/public transport required:</td> <td data-bbox="1547 1310 2119 1350"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1350 1547 1369">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1547 1350 2119 1369"><input type="checkbox"/></td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input checked="" type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
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Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

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

	Commentary: New highways access onto Barrow Hall Road or Southend Road would be required. Significant investment in the existing foul sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Some investment in walking (as there is no footpath along the northern boundary on the south side of Barrow Hall Road, or partly along Southend Road along the southern boundary of the site) and public transport may be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	The site is situated to the west of Little Wakering Road and is bounded by Barrow Hall Road to the north, existing residential development to the east and south, Southend Road to the south and by a track to the west. It would be able to ensure that a robust and defensible Green Belt boundary could be maintained in this locality, although as noted within the updated Sustainability Appraisal, there would be some concerns in respect of the boundary to the west.
	To prevent neighbouring towns from merging into one another	Low	This site is located to the west of Great Wakering and the settlements of Little Wakering and Barling are to the north/north east of the site. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the west of Little Wakering Road to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the west of Little Wakering Road to the west of Great Wakering.

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

4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area along Little Wakering Road, Barrow Hall Road and Southend Road.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		The nearest village centre is Great Wakering. The edge of the site is less than 800m distance from the western edge of the High Street.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Great Wakering is approximately 1km distance from the site. The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Great Wakering is less than 800m distance from the site along the High Street.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along the High Street/Southend Road and Star Lane. The nearest bus stops are less than 800m from the site, along Star Lane to the south and Southend Road to the east.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services in Great Wakering are situated in the High Street. These are approximately 1.5km distance from the site.
Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.	

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

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 9.52 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site is adjacent to Southend Road and Barrow Hall Road. New highways access onto Barrow Hall Road or Southend Road would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No		

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

	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The likelihood of extensive archaeological deposits and lack of development generally within Historic Environment Character Zone 14 indicates good potential for historic environment assets. In terms of survival, the historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within this zone.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

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

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 1 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.

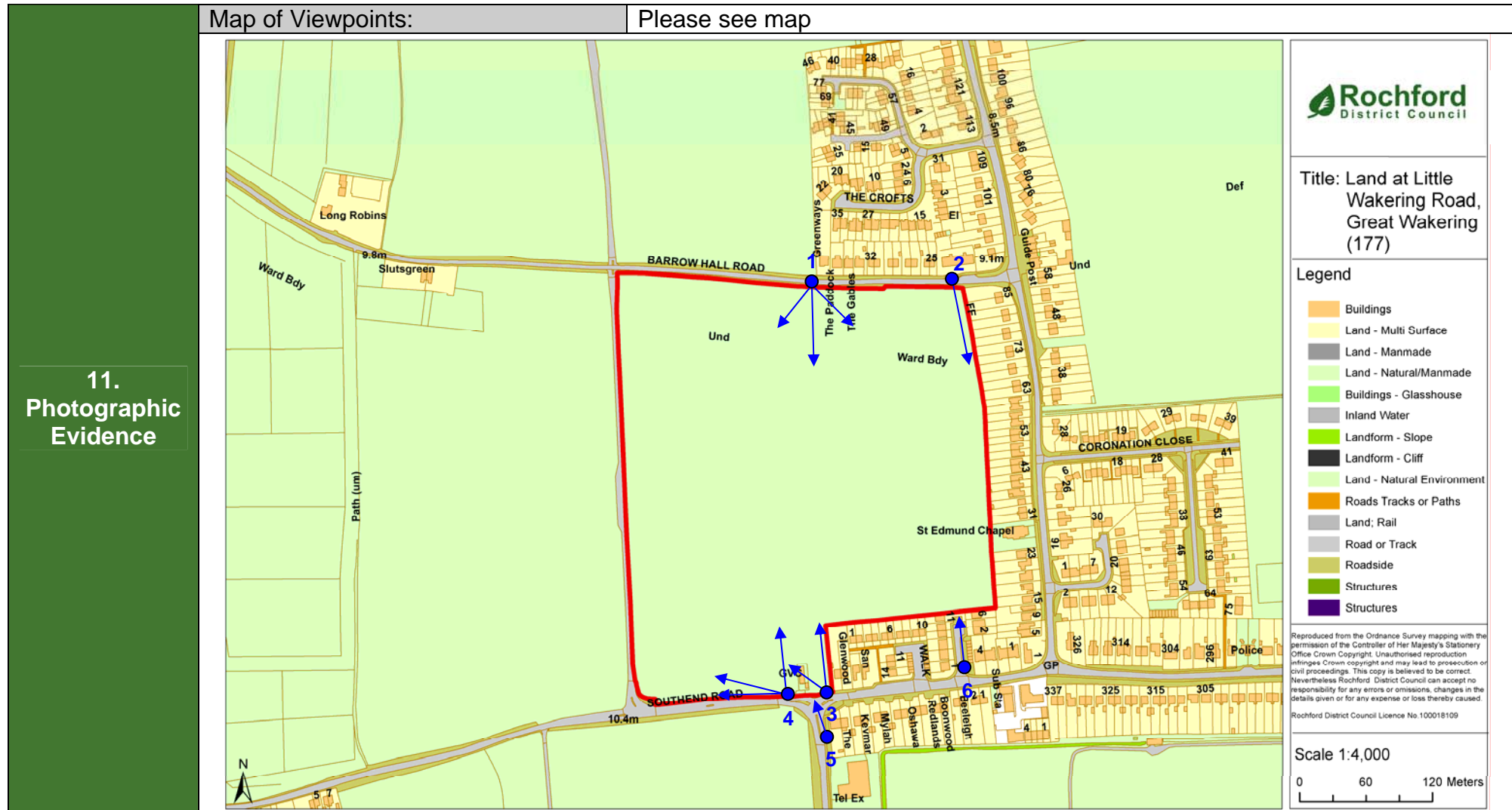
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is situated within Historic Environment Character Zone 14. The historic settlement pattern is dispersed in this area, with both irregular and regular field systems. Although there has been little formal archaeological fieldwork chance finds indicate multi-period occupation. The coherence of dispersed settlements and the structure of the historic landscape together with potential buried deposits would suffer if significant change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	Whilst the site is enclosed on all four sides by Barrow Hall Road to the north, residential development to the east and south, Southend Road to the south and by a track to the west, it is not enclosed by natural features. There are some trees along the southern boundary of the site and an elongated mound to the west/south west of the site but these do not fully enclose the site.
	Site Sustainability Indicators	Rating	Commentary
Are there open views across the site? (1)	Fully/Partially	There are some trees along the southern boundary of the site, however, on the whole the site is not enclosed by natural features to screen the site from view. The site is predominantly open along its northern, western and southern boundaries. There is residential development along the eastern boundary of the site. Residential development, along part of the southern boundary of the site, does partially screen the site from the eastern approach along Southend Road. The site, however, is visible from the approach along Barrow Hall Road, Southend Road, and Star Lane to the south, and from the track to the west. Generally there are open views across the site.	

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

10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	11.18 hectares (gross) 50% - 5.59 hectares (net) 75% - 8.39 hectares (net)
		Estimated capacity for the site	168-252 dwellings at 30 dwellings per hectare 196-294 dwellings at 35 dwellings per hectare





Viewpoint 1 (Looking east/south east)



Viewpoint 1 (Looking west/south west)



Viewpoint 1 (Looking south)



Viewpoint 2



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking north west)



Viewpoint 4 (Looking west)



Viewpoint 4 (Looking west/north west)



Viewpoint 4 (Looking north)



Viewpoint 5



Viewpoint 6

12. Other Issues and Summary

This site is an area of grade 1 agricultural land located to the west of Little Wakering Road to the west of Great Wakering. It is adjacent to the existing residential area along Little Wakering Road, Barrow Hall Road and Southend Road, however, new highways access onto Barrow Hall Road or Southend Road would be required. This site is generally well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest, and is over the approximate minimum site threshold of 9.52 hectares.

There are generally no onsite constraints, however, investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a temporary road abutting the western site boundary, which is due to be removed once the use at the Barling quarry and landfill site has ceased.

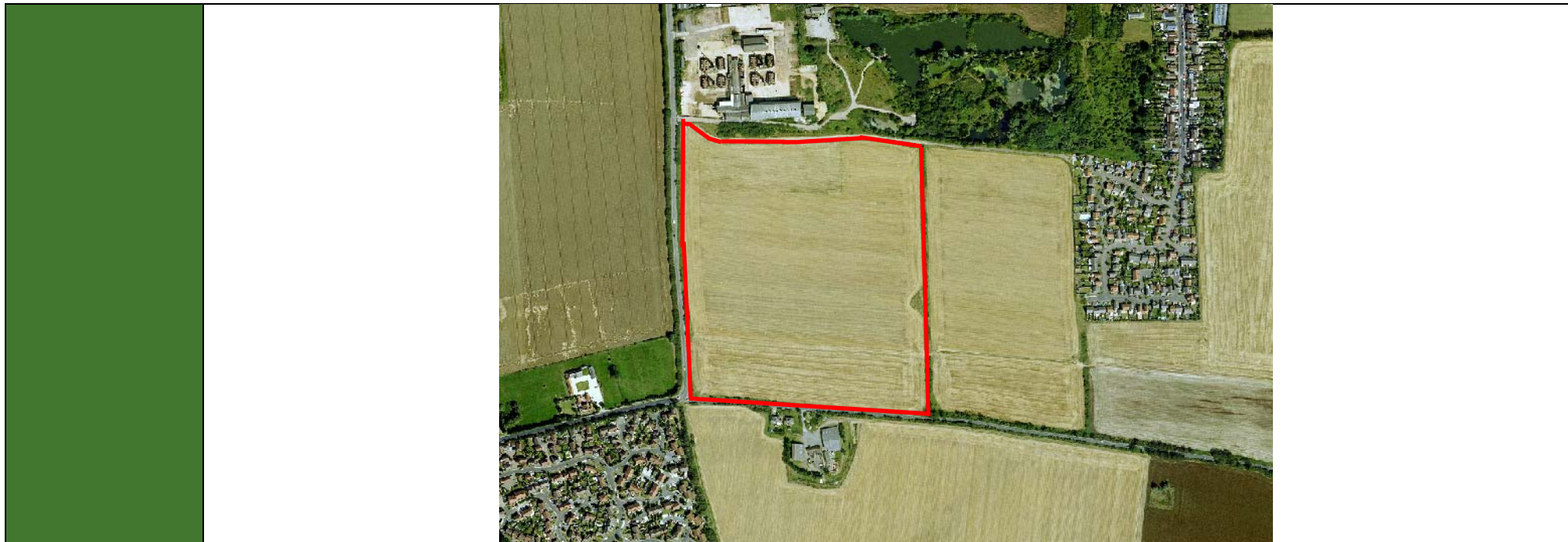
This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. There are some trees along the southern boundary of the site, however, on the whole the site is not enclosed by natural features to screen the site from view. The site is predominantly open along its northern, western and southern boundaries. There is residential development along the eastern boundary of the site. Residential development, along part of the southern boundary of the site, does partially screen the site from the eastern approach along Southend Road. The site, however, is visible from the approach along Barrow Hall Road, Southend Road, and Star Lane to the south, and from the track to the west. Generally there are open views across the site.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east along the High Street. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

It is situated to the west of Little Wakering Road and is bounded by Barrow Hall Road to the north, existing residential development to the east and south, Southend Road to the south and by a track to the west. It would be able to ensure that a robust and defensible Green Belt boundary could be maintained in this locality, although as noted within the updated Sustainability Appraisal, there would be some concerns in respect of the boundary to the west.

The SHLAA (2012) indicates that this site has the potential to accommodate between 168 and 252 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare, the site has the potential to accommodate between 196 and 294 dwellings based on a calculation of 50% and 75% developable area respectively.

North of Poynters Lane and East of Star Lane, Great Wakering: Forming part of Options WGW3 and WGW4 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	Allocations DPD Reference:	Option WGW3; WGW4
	Site Name:	North of Poynters Lane and East of Star Lane
	Site Location:	Great Wakering
	Site Area (hectares):	Approximately 14 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Public right of way along the northern boundary of the site. Partial watercourse along the northern, western and southern boundaries. Watercourse along the eastern boundary of the site. Relatively flat, although gentle increase in the height of the land towards the southern end of the site. Slight incline from the site to Star Lane in places along the western boundary. Trees and hedgerows partially bounding the site to the north, south, east and west. Local Wildlife Site to the north/north east of the site.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; former brickworks site; access road to Local Wildlife Site; Local Wildlife Site
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

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

Commentary:

Infrastructure Requirements

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

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

3. Green Belt Impact Assessment	Commentary: Although there is existing access to the north of the site from Star Lane which leads to the Local Wildlife Site, new highways access onto Star Lane and/or Poynters Lane may be required. Investment in improved walking routes (as there is no footpath on the eastern side of Star Lane beyond Star Lane Industrial Estate to the north) and enhanced public transport routes may also be required. It is likely, as with other sites in this general location, that investment in the existing foul sewerage network would be required to serve the proposed growth.		
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	This site is located to the south of Star Lane Industrial Estate and Star Lane Brickworks. It has the potential to engender coalescence between Shoebury and Great Wakering. As noted within the updated Sustainability Appraisal, it would have a greater impact on the character of the landscape on a wider scale as opposed to other options such as Option WGW1 (to the south of the High Street). The site, however, would promote a defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	High	This site is located to the south of Star Lane Industrial Estate and Star Lane Brickworks. It has the potential to engender coalescence between Shoebury and Great Wakering.
	To assist in safeguarding the countryside from encroachment	High	This site is agricultural land located to the south of Star Lane Industrial Estate and Star Lane Brickworks.
	To preserve the setting and special character of historic towns	Low	This site is not situated in close proximity to Great Wakering Conservation Area which is located towards the eastern end of the High Street. This area contains some Listed Buildings.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is agricultural land located to the south of Star Lane Industrial Estate and Star Lane Brickworks.

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

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The distance from the edge of the site to the edge of Great Wakering (northern end of Star Lane) is less than 800m walking distance.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		The nearest village centre is Great Wakering. The edge of the site is less than 800m distance from the western edge of the High Street.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 1.5km distance from the site. The nearest secondary school in Rochford is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery is approximately 800m distance from the site along the High Street.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Star Lane. The nearest bus stop is less than 800m to the north of the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		The nearest train stations to the site are situated within the Borough of Southend. These are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services are situated in the High Street. These are approximately 1.9km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m from the nearest area of open space.

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

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 9.52 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There is a public right of way which runs from Star Lane along the northern boundary of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	Although there is existing access to the north of the site from Star Lane which leads to the Local Wildlife Site, new highways access onto Star Lane and/or Poynters Lane may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

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

Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes	The site is adjacent to a Local Wildlife Site (R35. Star Lane Pits) which is situated to the north/north east of the site.
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located towards the eastern end of the High Street. This area contains some Listed Buildings.
Is the site in proximity to a Listed Building? (11)	No	
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.

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

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

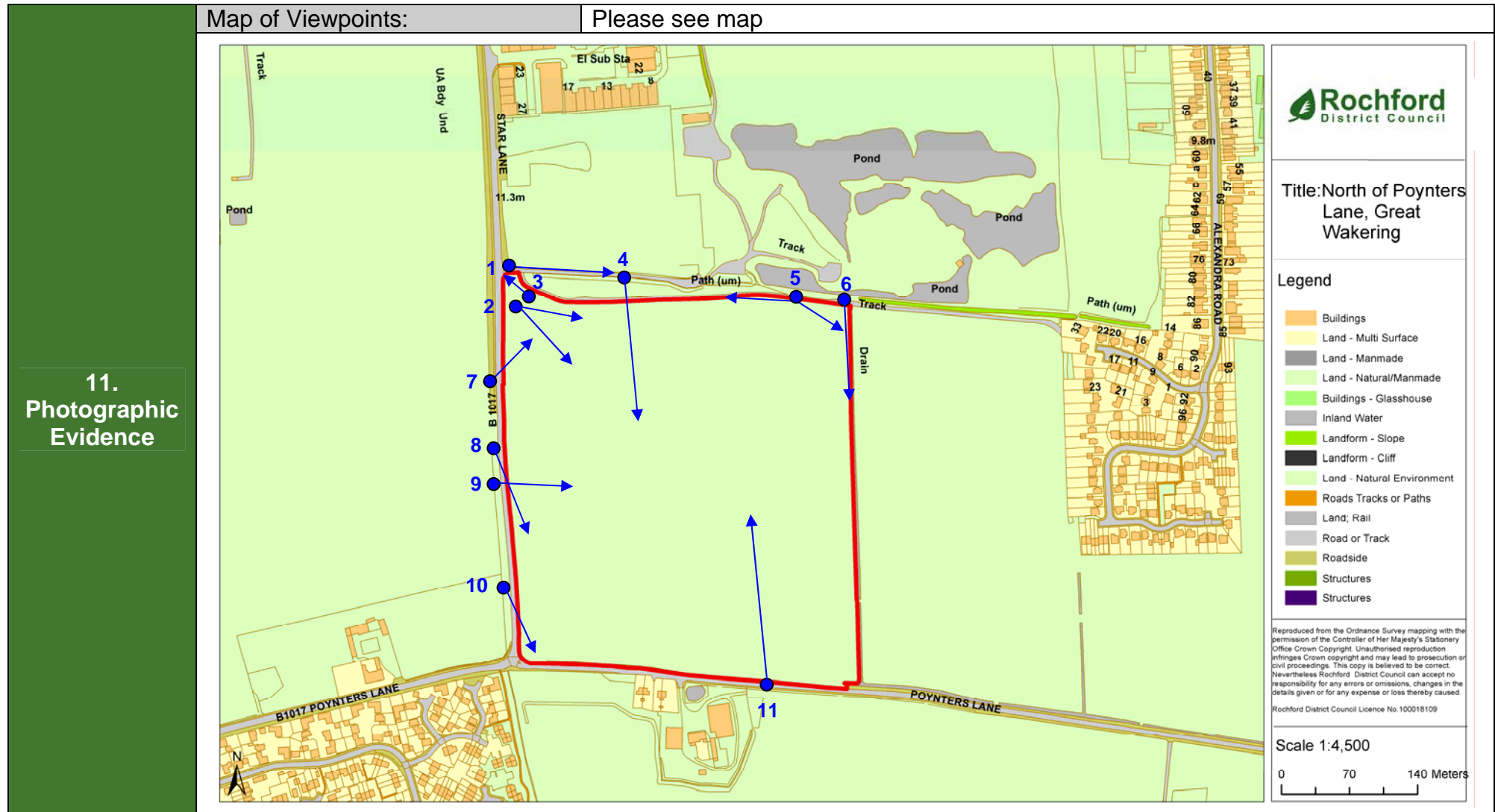
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 1	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The site is partially bounded to the north and west by trees and hedgerows which segregate the site from the brickworks, access road to the Local Wildlife Site and part of the Local Wildlife Site itself to the north and Star Lane to the west. A public footpath runs along the northern boundary of the site between the field and the trees and hedgerows. There are sporadic trees and hedgerows along the western boundary of the site. The site is partially bounded to the south by trees and hedgerows. There is a watercourse along the eastern boundary of the site which provides partial enclosure of the site to the east.

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

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully/Partially	The enclosure of the site to the north would provide some screening of the site, however, the site is highly visible from the public footpath which runs along the northern boundary. The trees and hedgerows along the western boundary would also provide some screening of the site from the public highway. The site would be visible from Star Lane given the sporadic presence of trees and hedgerows along the public highway (the western boundary of the site). It would also be visible from the south, although the trees to the south of Alexandra Road and further to the east along Poynters Lane would provide screening of the site from the eastern approach along Poynters Lane. It would, however, be visible from the south western approach along Poynters Lane. There are significant open views across the site, particularly from the west along Star Lane, the south/south west along Poynters Lane and from the north along the public footpath.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare (based on the average estimated appropriate density for sites within the general location of 'West Great Wakering' from the SHLAA, 2012)
		Net development site area (in hectares):	14 hectares (gross) 50% - 7 hectares (net) 75% - 10.5 hectares (net)
		Estimated capacity for the site:	210-315 dwellings at 30 dwellings per hectare 245-368 dwellings at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2 (Looking east)



Viewpoint 2 (Looking south east)



Viewpoint 3



Viewpoint 4



Viewpoint 5 (Looking south east)



Viewpoint 5 (Looking west)



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11

12. Other Issues and Summary

This is an area of grade 1 open agricultural land to the north of Poynters Lane to the south/south west of Great Wakering. Although there is existing access to the north of the site from Star Lane which leads to the Local Wildlife Site, new highways access onto Star Lane and/or Poynters Lane may be required. The site is not adjacent to the existing residential area, but it is in proximity to the north of the site. This site is reasonably well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space and is adjacent to a Local Wildlife Site which is situated to the north / north east of the site. It is over the approximate minimum site threshold of 9.52 hectares.

There are no onsite constraints as such, however, there is a gentle increase in the height of the land towards the southern end of the site and a slight incline from the site to Star Lane in places along the western boundary. Investment in the existing foul sewerage network has the potential to constrain development of the site. There is also a public right of way which runs from Star Lane along the northern boundary of the site which could be impacted.

This site is situated within the South Essex Coastal Towns landscape character area which has a medium sensitivity to major urban extensions (>5 hectares) and new settlements. The site would be visible from Star Lane given the sporadic presence of trees and hedgerows along the public highway (the western boundary of the site). It would also be visible from the south, although the trees to the south of Alexandra Road and further to the east along Poynters Lane would provide screening of the site from the eastern approach along Poynters Lane. It would, however, be visible from the south western approach along Poynters Lane. There are significant open views across the site, particularly from the west along Star Lane, the south / south west along Poynters Lane and from the north along the public footpath.


This site has the potential to engender coalescence between Shoebury and Great Wakering. As noted within the updated Sustainability Appraisal, it would have a greater impact on the character of the landscape on a wider scale as opposed to other options such as Option WGW1 (to the south of the High Street). Whilst this site would promote a defensible Green Belt boundary, it has the potential to engender coalescence between Shoebury and Great Wakering.

This site is not situated in close proximity to Great Wakering Conservation Area which is located towards the eastern end of the High Street. This area contains some Listed Buildings. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 210 and 315 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare, the site has the potential to accommodate between 245 and 368 dwellings based on a calculation of 50% and 75% developable area respectively.

It is notable that this area was also included within the potential options for additional employment land to the south of Great Wakering (Option E19, E20 and E22) set out in the Discussion and Consultation Document. Following the March 2012 Local Development Framework Sub-Committee, members recommended that consideration should be given to the identification of an option to the north of Poynters Lane encompassing part of Option E20.

Land South of the High Street and West of Alexandra Road, Great Wakering: Potential Additional Land to be Reallocated (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	SHS1
	Site Name:	Land South of the High Street and West of Alexandra Road
	Site Location:	Great Wakering
	Site Area (hectares):	Approximately 1.9 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Wooded and scrubland areas, and some garden areas. Relatively flat. Paddocks on site. Some buildings and structures on site.
	Current Use:	Greenfield land (including paddocks and some garden areas)
	Proposed Use:	Residential - If the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land
Aerial Photograph:	Please see map	

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

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

	Commentary: This site is located to the south of the High Street and there are two existing access points onto the site from the High Street. It is likely, as with other sites in this general location that investment in the existing foul sewerage network should this site be considered appropriate for residential development. Some investment in walking and public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	Low	This site is situated to the west of Alexandra Road and south of the High Street, with residential development to the north and east, and greenfield land to the south and west. It may have the potential to create a strong and defensible Green Belt boundary. However, as set out above, if the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.
	To prevent neighbouring towns from merging into one another	Low		This site is located to the west of Great Wakering. Shoebury (in the Borough of Southend) is situated further to the south.
	To assist in safeguarding the countryside from encroachment	Medium		This site is greenfield land located to the west of Alexandra Road and south of the High Street to the west of Great Wakering.
	To preserve the setting and special character of historic towns	Low		This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium		This site is greenfield land located to the west of Alexandra Road and south of the High Street to the west of Great Wakering.	

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

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

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

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	If the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	However, there is a public footpath running through the site located to the west / south which can provide access to this site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is located to the south of the High Street and there are two potential existing access points onto the site from Star Lane.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

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

Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes/No	The site is approximately 55m from a Local Wildlife Site (R35. Star Lane Pits) which is situated to the west / south west of the site.
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	The site is not in immediate proximity to a TPO area or TPO point, however, there are TPO points to the north and east of the site along the High Street which are between 115m and 200m distance from the site.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street.
Is the site in proximity to a Listed Building? (11)	Yes	There is a grade II Listed Building ('229 High Street') approximately 20m away distance from the site to the north.
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good below ground survival of historic environment assets outside quarried areas within Historic Environment Character Zone 7. There is high potential for below ground deposits.

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

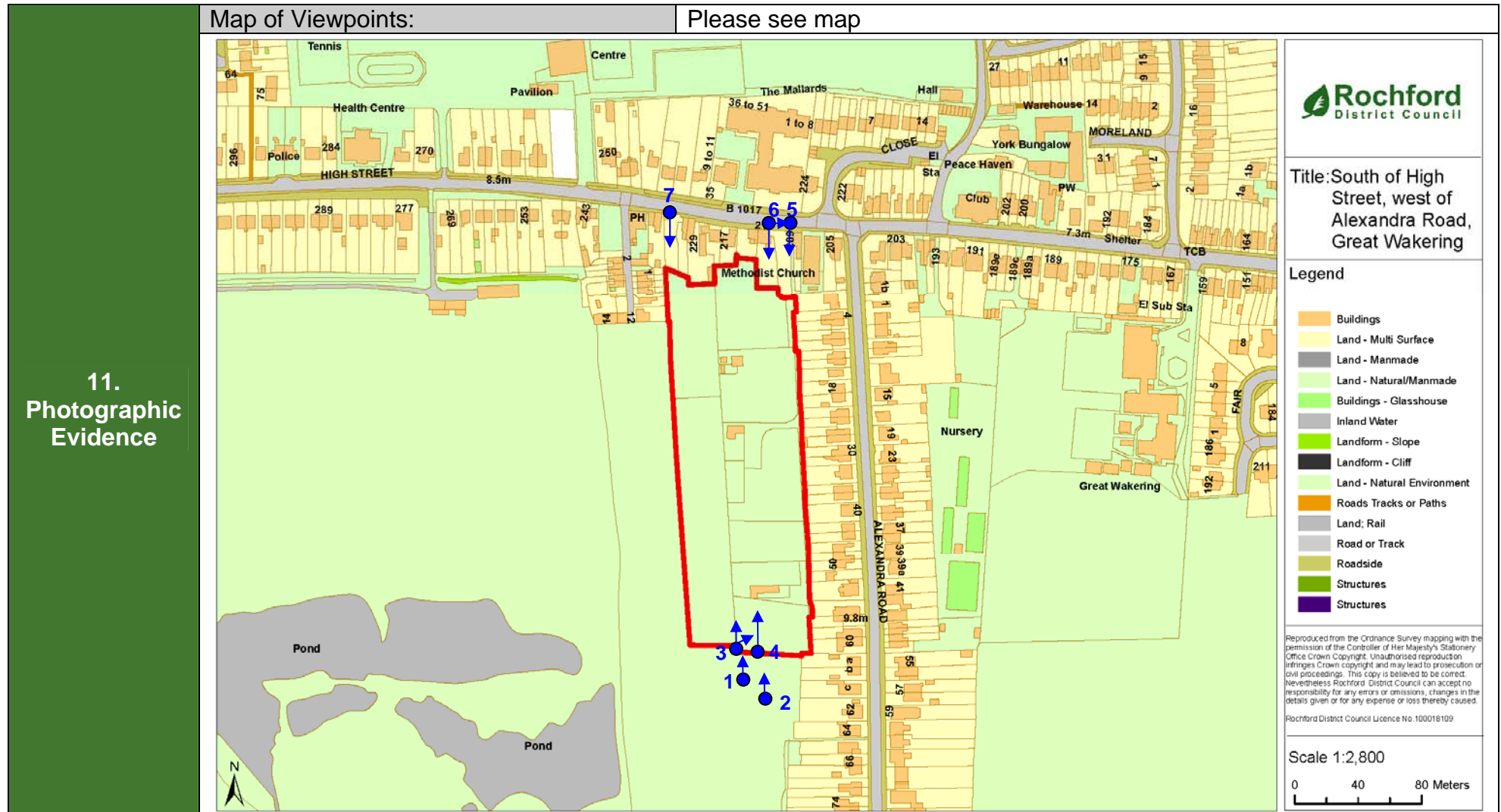
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the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

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

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

	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Low	This site is situated within Historic Environment Character Zone 7. Areas not quarried have a high sensitivity to change for below grounds deposits, however the extensive quarrying has significantly altered the historic landscape.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows to the west and garden areas to the south of the site which provides enclosure along these boundaries. The site is enclosed along its eastern and northern boundaries by residential development.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The enclosure of the site along its boundaries with greenfield land to the west which is largely densely vegetated, a garden area to the south, and residential development to the north and east generally does not provide open views across the site. There are some open views across the southern section of the site from the south west, and although there is existing access onto the site from the north, the dense vegetation does not enable open views.

10. Potential Capacity	Residential Use Potential Site Capacity	As set out above, if the sites to the south of the High Street and to the west of Alexandra Road (ref: 7; 202; 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, if this site were considered appropriate for residential use, it could potentially accommodate the following number of dwellings:	
		Estimated appropriate density for area:	30-35 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'West Great Wakering' from the SHLAA, 2012)
		Net development site area (in hectares):	1.9 hectares (gross) 75% - 1.43 hectares (net) 90% - 1.71 hectares (net)
		Estimated capacity for the site:	43-52 dwellings at 30 dwellings per hectare 50-60 dwellings at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking north)



Viewpoint 3 (Looking east / north east)



Viewpoint 4



Viewpoint 5



Viewpoint 6 (Looking east)



Viewpoint 6 (Looking south)



Viewpoint 7

12. Other Issues and Summary

This site is an area of greenfield land located to the west of Alexandra Road and south of the High Street to the west of Great Wakering. It is adjacent to the existing residential area which is designated to the north and east and there are two existing access points onto the site from the High Street (which are within the existing residential area). This site is well related to local services and facilities within Great Wakering such as healthcare facilities, shops and open space, and although this site is not in immediate proximity to areas of ecological importance, it is approximately 55m from a Local Wildlife Site situated to the west / south west. Generally there are no onsite constraints.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The enclosure of the site along its boundaries with greenfield land to the west which is largely densely vegetated, a garden area to the south, and residential development to the north and east generally does not provide open views across the site. There are some open views across the southern section of the site from the south west, and although there is existing access onto the site from the north, the dense vegetation does not enable open views.

This site is not situated in close proximity to Great Wakering Conservation Area which is located further to the east/north east along the High Street. However, there is a grade II Listed Building approximately 20m away distance from the site to the north, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is bounded by residential development to the north and east, and greenfield land to the south and west. It may have the potential to create a strong and defensible Green Belt boundary. However, if the sites to the south of the High Street (ref: 7; 202) and to the west of Alexandra Road (ref: 201) are considered to be appropriate and sustainable locations for residential development, then the area to the east (which encompasses this site) would also need to be reallocated to residential. This would help ensure that the defensibility of the Green Belt boundary in this location is not undermined.

Although this site would be reallocated from the Green Belt, this does not suggest that the development of residential dwellings on the site would be more appropriate than the existing uses. However, based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 43 and 52 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 50 and 60 dwellings based on a calculation of 75% and 90% developable area respectively.

12 Gypsy and Traveller Site Options

12.1 The Rochford District Core Strategy sets out the following criteria for the allocation of a Gypsy and Traveller site(s):

- The promotion of peaceful and integrated co-existence between the site and the local community
- The wider benefits of easier access to GP and other health services
- Children attending school on a regular basis
- The provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites
- The need to direct sites away from areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans

12.2 In order to accommodate the 15 pitches required in the Rochford District Core Strategy by 2018, an approximate site size (based on an allowance of between 0.05 hectares and 0.1 hectares per pitch) has been calculated.

$$15 \text{ pitches} * 0.05 \text{ hectares} = \mathbf{0.75 \text{ hectares}}$$

$$15 \text{ pitches} * 0.1 \text{ hectares} = \mathbf{1.5 \text{ hectares}}$$

12.3 Therefore for 15 pitches, a minimum site size of 0.75 hectares would be required.

12.4 The majority of the options set out in the Discussion and Consultation Document have been assessed further, with the exception of Options GT4, GT5 and GT7. The updated Sustainability Appraisal suggested that two of these sites (Options GT4 and GT5) are less well related to the requirements of the Rochford District Core Strategy in terms of location. Option GT7 which was submitted through the 'Call for Sites' to be considered for allocation as a site for travelling showpeople, rather than a Gypsy and Traveller Site as set out in the Discussion and Consultation Document and therefore has not been considered further. An additional site, which was submitted through the 'Call for Sites' and was included within the updated Sustainability Appraisal (Option ALT8), has also been considered. All of the sites have been assessed using the same methodology.

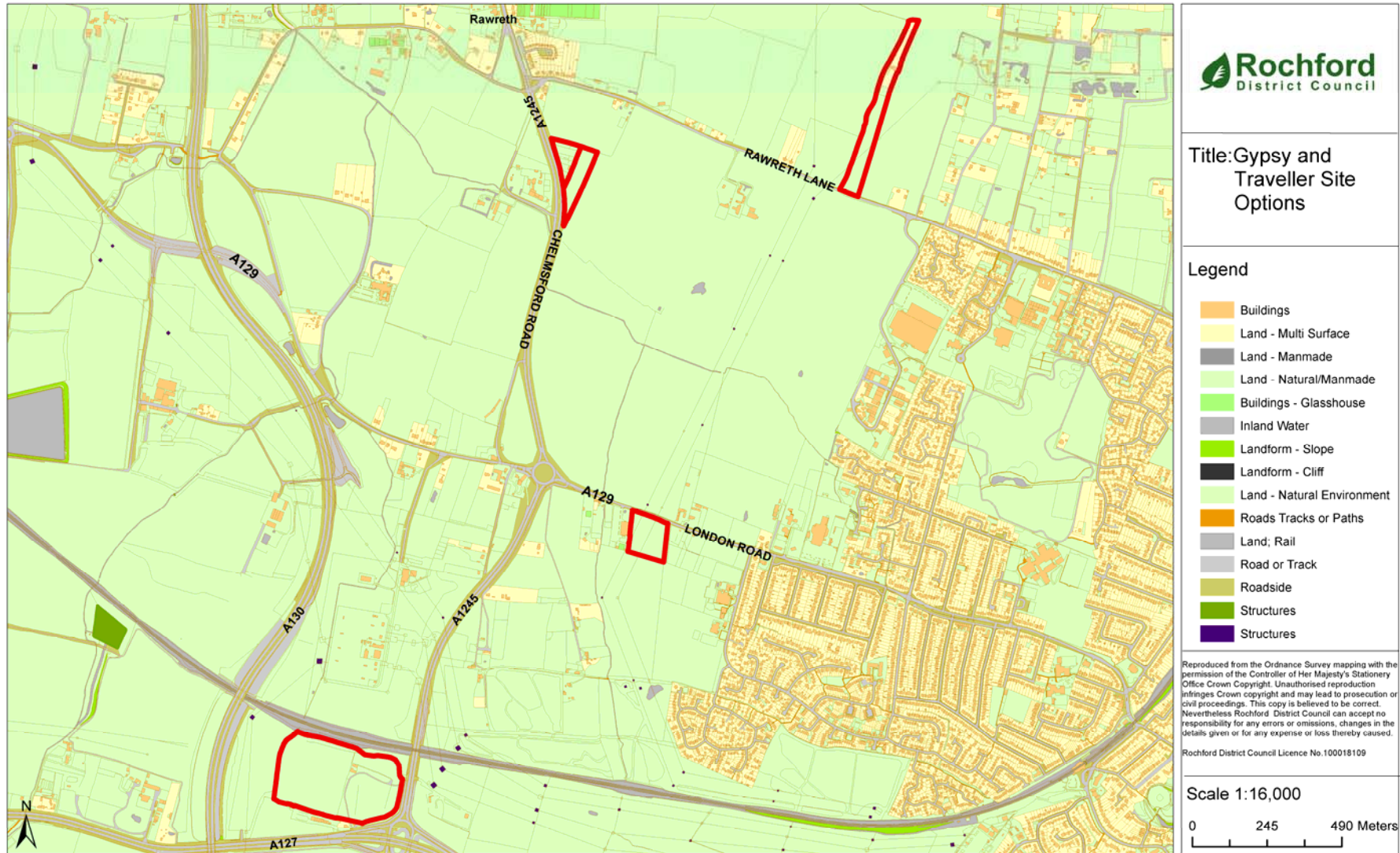


Figure 10 – Sites assessed to the west of the District for the potential allocation as a Gypsy and Traveller site

**The Dell, Madrid Avenue, Rawreth Lane, Rayleigh:
Screened Sites Assessment Proforma (Not included within the Allocations DPD:
Discussion and Consultation Document, but included in the Updated Sustainability Appraisal – Option ALT8)**

1. Site Information	'Call for Sites' Reference:	150
	Site Name:	The Dell, Madrid Avenue
	Site Location:	Rawreth Lane, Rayleigh
	Site Area (hectares):	2.6 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	A narrow strip of land to the north of Rawreth Lane. Predominantly open greenfield land with some previously developed land. Buildings to the north of the site. Decrease in the height of the land northwards from Rawreth Lane. Madrid Avenue runs along the western boundary of the site enclosed by low, transparent fencing. Increase in the height of the land from west to east. Madrid Avenue provides access onto Rawreth Lane. Paddocks to the south of the site enclosed by wire fencing. Pylons to the east and west of the site with overhead electricity cables crossing the site to the south. Minimal trees and hedgerows to the south of the site, hedgerows and trees bounding the northern section of the site. Brick wall and gate across the southern end of Madrid Avenue. Watercourse along the northern and western boundaries of the site running westwards and northwards.
	Current Use:	Residential; greenfield land
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

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

Commentary:

Infrastructure Requirements

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

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

3. Green Belt Impact Assessment	Commentary: This site bounds Rawreth Lane along its southern boundary, and there is existing access onto the site from Rawreth Lane. In terms of the existing foul sewerage network, there are likely to be major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. There is an existing footpath along the northern side of Rawreth Lane. Some investment in public transport may be required.		
	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	High	The allocation of this site as a permanent site for Gypsy and Travellers would have a significant impact on the Green Belt given that it is not adjacent to the defined existing residential area, particularly to the north of Rawreth Lane. The site extends northwards away from Rawreth Lane and has the potential to create a small island of allocated land in the Green Belt. It is not enclosed along its northern, eastern or southern boundaries and is unlikely to create a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low	This site is broadly situated between Rayleigh to the east/south east, North Benfleet to the south (in Castle Point Borough) and Wickford further to the west (in Basildon Borough). The village of Rawreth is situated to the west.
	To assist in safeguarding the countryside from encroachment	High	This site is predominately greenfield land within some previously developed land. It is not enclosed along its northern, eastern or southern boundaries and is unlikely to create a strong and defensible Green Belt boundary.
To preserve the setting and special character of historic towns	Low	Medium	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings. The site is in a prominent location on the edge of Rayleigh, detached from the main settlement within an open landscape. As such, although any development is likely to be relatively small scale, there would still be some impact on the setting of Rayleigh.

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

	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High	This site is predominately greenfield land within some previously developed land.	
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary	
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	This site is not adjacent to the existing residential area, and although it is less than 800m from the edge of the residential area of Rayleigh along Rawreth Lane, the site identified extends northwards away from the residential area.	
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Low	The nearest town centre is Rayleigh. The site is over 2.4km distance from the town centre.	
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 1.3km from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery is approximately 1.3km from the site along Rawreth Lane.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Rawreth Lane. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rayleigh and Battlesbridge train stations are over 2.4km from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services along Rawreth Lane are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space along Rawreth Lane.

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

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No	The pylons located to the east and west of the site, with overhead electricity cables crossing the site to the south, have the potential to constrain the development of this site for Gypsy and Traveller accommodation. Investment in the existing foul sewerage network also has the potential to constrain development of the site.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site is situated on Rawreth Lane, however, it extends northwards away from the highway.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

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

	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	There is two Listed Buildings which are within 800m distance of site; to the east of the site ('Trenders Hall, Trenders Avenue, Rawreth') and to the south of Rawreth Lane ('Barn approximately 40 metres east of Rawreth Hall, Rawreth').
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 37 with little modern development. There is high potential for a wide range of surviving deposits with relatively little modern disturbance.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

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

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	Yes	Rawreth Industrial Estate to the south of Rawreth Lane is designated an AQMA and is less than 800m distance from the site. Despite the proximity to this AQMA, the site is somewhat detached from it.
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	Whilst greenfield land is not thought to be contaminated, this site also includes some previously developed land.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No	
	Is the site situated on agricultural land? (1, 3, 7)	-	Although this site is designated grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	

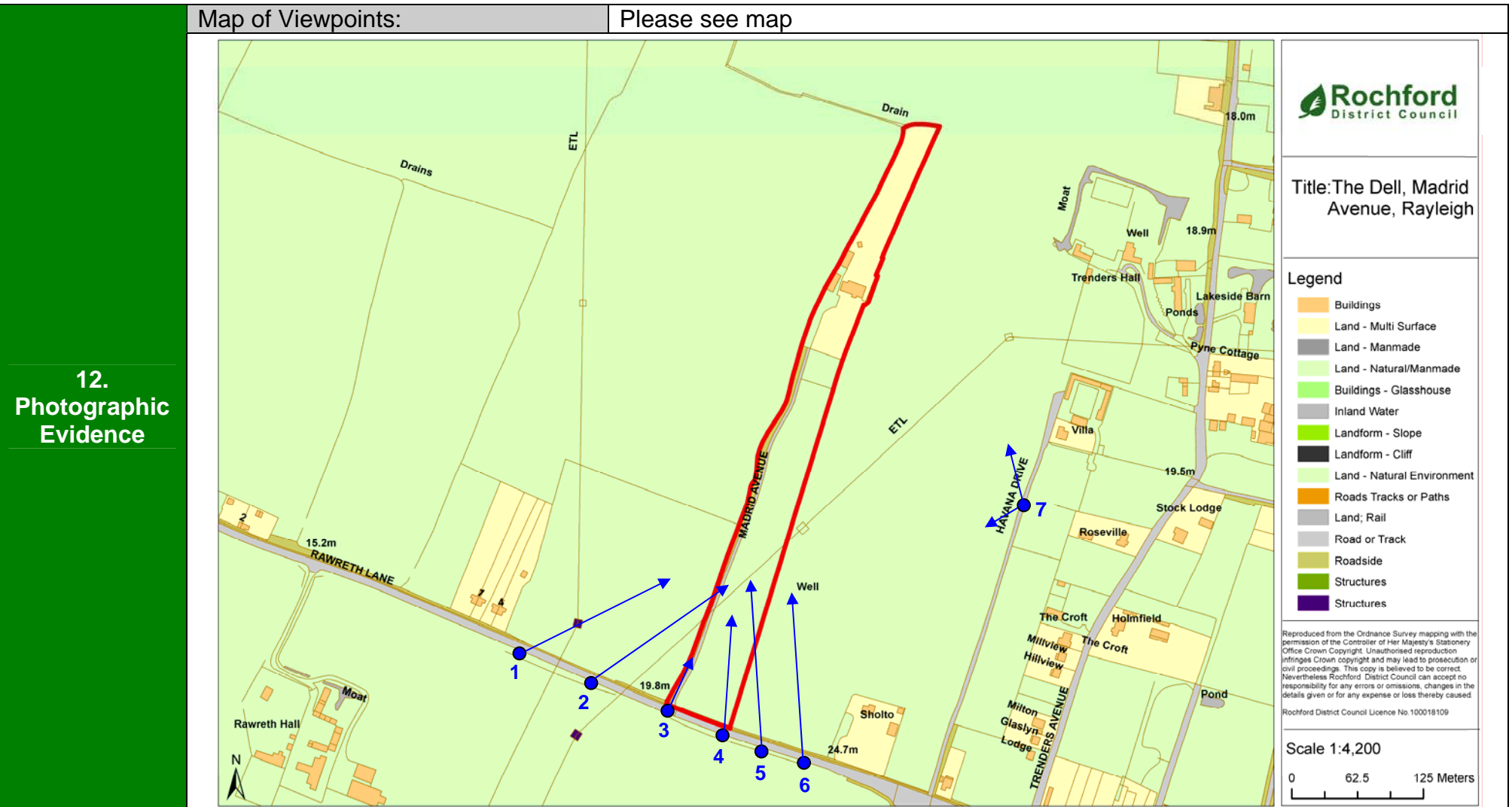
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium/ High	This site is situated within the Crouch and Roach Farmland landscape character area which has medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 37. The open landscape and surviving deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	There are some trees and hedgerows bounding the site along its eastern, western and northern boundaries, however, it is predominantly open land. The paddocks to the south of the site are enclosed by wire fencing, and there is low, transparent fencing enclosing Madrid Avenue. There are trees and hedgerows predominantly towards the northern end of the site. The site is not well enclosed with natural features.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	The site is in a prominent, open location. Although there is fencing along Madrid Avenue to enclose the road, this is low and transparent providing open views across the site, and the paddocks to the south of the site are enclosed by wire fencing. There are trees and hedgerows predominantly towards the northern end of the site. There are open views across the majority of the site from the eastern and western approach along Rawreth Lane. There is a brick wall and a gate across the southern end of Madrid Avenue, which obscures views of the site directly from the south. There are significant views of the site from the public highway.

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

	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
10. Site performance against Policy H7 of Core Strategy	Would the site promote the peaceful and integrated co- existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes	The nearest healthcare facilities are approximately 1.3km from the site along Rawreth Lane.
	Would the site enable children to attend school on a regular basis?	Yes	There is a primary school in proximity to the site, and two secondary schools which are situated further away in Rayleigh.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	The site would be able to accommodate the full Gypsy and Traveller pitch requirement for the District The entire site would not be required to achieve this.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes	The site is not situated within an area at risk of flooding.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	2.6 hectares / 0.05 hectares per pitch = 52 pitches 2.6 hectares / 0.1 hectares per pitch = 26 pitches	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking north west)



Viewpoint 7 (Looking south west)

**13. Other
Issues and
Summary**

This site was originally submitted through the 'Call for Sites' process to be considered for reallocation for residential use through the preparation of the Allocations DPD, and consequently was not considered as an option for Gypsy and Traveller accommodation within the Discussion and Consultation Document which was published for consultation in 2010. However, during the consultation on this document, the landowner requested that the site be considered for Gypsy and Traveller accommodation. The site was subsequently assessed within the Sustainability Appraisal for the Discussion and Consultation Document as an alternative site for this use.

The site is in a prominent location within the open Green Belt to the west of Rayleigh. The site comprises a strip of land running northwards, to the north of Rawreth Lane, which is predominantly open greenfield land with some previously developed land. There is existing access onto the site. This site is not adjacent to the existing residential area, and although it is in proximity to the edge of the residential area of Rayleigh along Rawreth Lane, the site identified extends northwards away from the residential area. It is reasonably well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. It is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required. As such, only a portion of the site would be required to be allocated to meet accommodation needs whilst protecting the Green Belt as far as practicable.

The pylons located to the east and west of the site, with overhead electricity cables crossing the site to the south have the potential to constrain the development of this site for Gypsy and Traveller accommodation. Need for investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a decrease in the height of the land northwards from Rawreth Lane and an increase in the height of the land from west to east. Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.

This site is situated within the Crouch and Roach Farmland landscape character area which has medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings. Although there is fencing along Madrid Avenue to enclose the road, this is low and transparent providing open views across the site, and the paddocks to the south of the site are enclosed by wire fencing. There are trees and hedgerows predominantly towards the northern end of the site. There are open views across the majority of the site from the eastern and western approach along Rawreth Lane. There is a brick wall and a gate across the southern end of Madrid Avenue, which obscures views of the site directly from the south. There are significant views of the site from the public highway.

The allocation of this site as a permanent site for Gypsy and Traveller's would have a significant impact on the Green Belt given that it is not adjacent to the defined existing residential area, particularly to the north of Rawreth Lane. The site extends northwards away from Rawreth Lane and has the potential to create a small island of allocated land in the Green Belt. It is not enclosed along its northern, eastern or southern boundaries and is unlikely to create a strong and defensible Green Belt boundary.

This site is not situated near to Rayleigh Conservation Area.

This site has the potential to accommodate between 52 and 26 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

Cherry Hill Farm, East of A1245, Rayleigh:

Option GT1 within the Allocations DPD: Discussion and Consultation Document

1. Site Information	Allocations DPD Reference:	Option GT1
	Site Name:	Cherry Hill Farm
	Site Location:	East of A1245, Rayleigh
	Site Area (hectares):	Approximately 0.75 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Adjacent to A1245. Predominantly handstanding. Dwellings and wooden fencing across the site. Some green areas on site. Slight increase in height of the land northwards. Hedgerows and trees bounding the majority of the site. Wooden fencing enclosing the site.
	Current Use:	Gypsy and Traveller site (unauthorised)
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; Green Belt/greenfield land
	Aerial Photograph:	Please see map



2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary: The site itself is not situated within an area at risk flooding, however, there is an area of flood zone 2 and 3 which meets the boundary of the site at its southern corner. There is also a much larger area of flood zone 2 and 3 further to the south of the site.	
	Infrastructure Requirements	
	New Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
Significant Investment in walking/public transport required:	<input checked="" type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	

	Commentary: There is existing access onto the site from the A1245, however, improved highways access may be required as evidenced by the decision on a recent appeal for a planning application to develop the site (ref. 10/00582/COU). In terms of the existing foul sewerage network, there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Investment in walking and public transport would be required, as there is no public footpath alongside the A1245. Flood risk mitigation measures given the proximity of the site to areas at risk of flooding may be required, particularly along the southern / south western boundary of the site.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium		This site is an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh. It follows natural boundaries on two sides and is enclosed by the A1245 to the west. It would enable the creation of a defensible Green Belt boundary, although it would create an island of development within the Green Belt.
	To prevent neighbouring towns from merging into one another	Low	Medium	The site is located between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east and the village of Rawreth further to the west. However, the site alone is unlikely to encourage the merging of these residential areas given its relatively small size.
	To assist in safeguarding the countryside from encroachment	Medium		This site is an existing, albeit unauthorised, Gypsy and Traveller site to the west of Rayleigh. It would enable the creation of a defensible Green Belt boundary.
	To preserve the setting and special character of historic towns	Low		This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Medium		This site is an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh.

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

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium		The distance from the site entrance to the edge of Rayleigh along Rawreth Lane is approximately 1.6km and to London Road is approximately 1.8km.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Low		The nearest town centre is Rayleigh. The site is over 2.4km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school along Rawreth Lane is approximately 2.4km distance from the site. The nearest primary school along London Road is approximately 2km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Low		The nearest doctor's surgery along Rawreth Lane is approximately 2.4km distance from the site. The nearest doctor's surgery along London Road is over 2.4km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The nearest bus stop to the north of the site (along the A1245) is less than 800m from the site. The nearest bus stop to the south of the site (London Road) is approximately 1.1km from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Battlesbridge train station is approximately 1km from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services along London Road are approximately 2.4km distance from the site. The nearest local shops and services along London Road are approximately 2km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space along Rawreth Lane.

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

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	This site equates to the approximate minimum site size of 0.75 hectares and has the potential to accommodate the Gypsy and Traveller pitch requirement if an allowance of 0.05 hectares per pitch was permitted. However, this site forms part of the Option GT2, which entails an extension to the existing, albeit unauthorised, site.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is an area of flood zone 2 and 3 in close proximity to the southern corner of the site.
	Is there potential for development of the site to affect existing recreational use or public rights or way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

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

	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	There are two grade II Listed Buildings in proximity to the site. To the west of the site to the west of the A1245 ('Witherden's Farm') and to the east of the site ('Barn approximately 40 metres east of Rawreth Hall, Rawreth').
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

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

	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	Air quality at Bedloes Corner, Rawreth Lane to the north of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	The site is not thought to be on contaminated land.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	This is an existing, if unauthorised, Gypsy and Traveller site.
	Is the site situated on agricultural land? (1, 3, 7)	No	Although this site is grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	

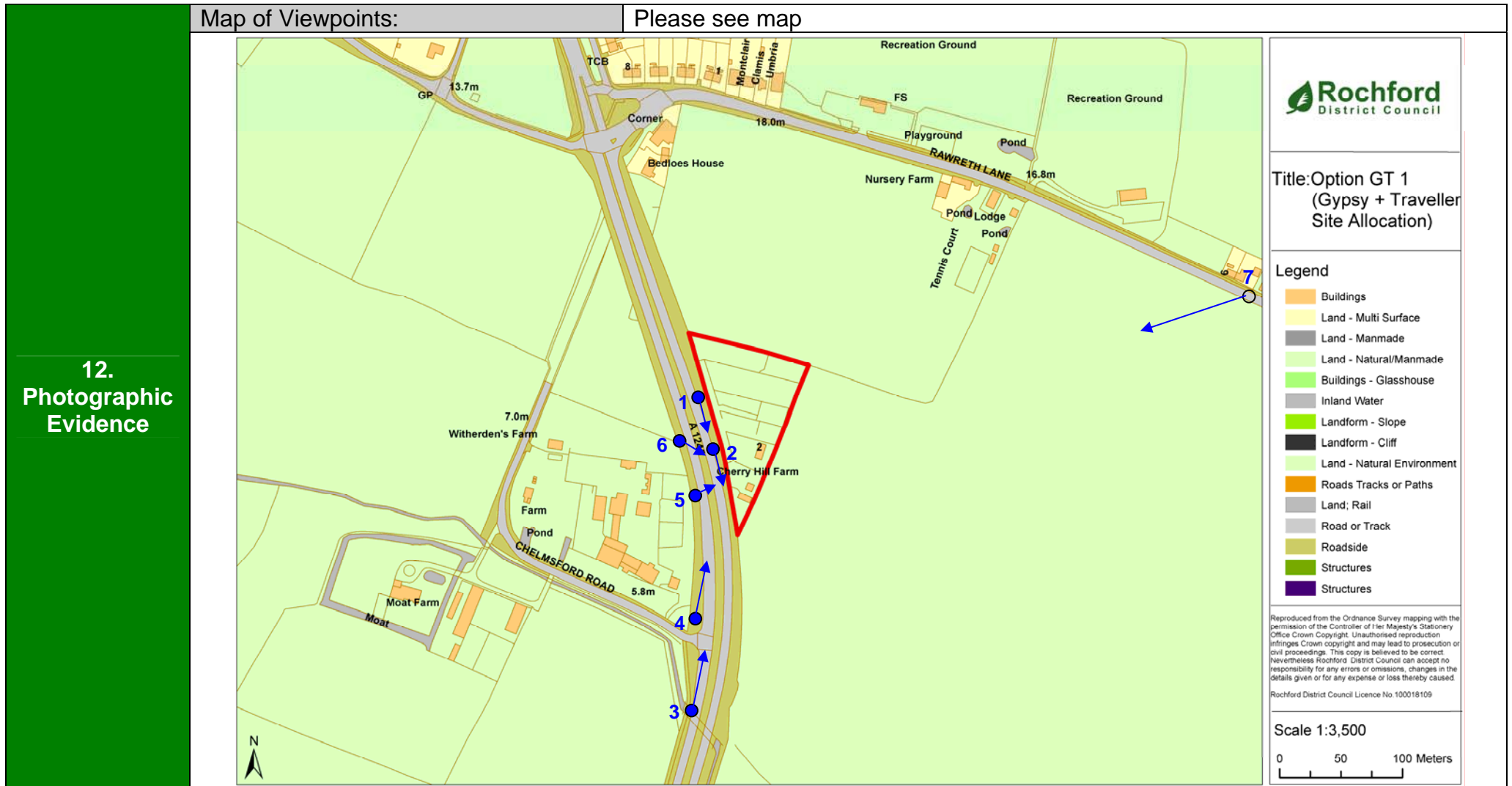
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High/Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site is largely enclosed on all three sides by hedgerows, trees and fencing. The site is also bounded by the A1245 along its western boundary. Where the natural vegetation is sparse, the wooden fencing provides enclosure for the site, with the exception of the entrance on the A1245.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Partially	Although the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the site from the public highway (A1245), particularly given the slight northwards increase in the height of the land. The site entrance enables views from the northern and southern approach along the A1245 across the site. However, given that the site is already developed, the buildings and structures generally do not provide open views across it.
10. Site performance against Policy H7 of Core Strategy	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
	Would the site promote the peaceful and integrated co- existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes/No	The nearest healthcare facilities are approximately 2.4km distance along Rawreth Lane and over 2.4km distance along London Road.

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

	Would the site enable children to attend school on a regular basis?	Yes	There are two primary schools in proximity to the site, and two secondary schools which are situated further away in Rayleigh.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes/No	The site itself is not situated within an area at risk flooding, however, there is an area of flood zone 2 and 3 which meets the boundary of the site at its southern corner. There is also a much larger area of flood zone 2 and 3 further to the south of the site.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	0.75 hectares/0.05 hectares per pitch = 15 pitches 0.75 hectares/0.1 hectares per pitch = 7.5 pitches	



12. Photographic Evidence



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7

**13. Other
Issues and
Summary**

This site is an existing, if unauthorised, Gypsy and Traveller site located to the east of the A1245 to the west of Rayleigh. There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required. The site is not adjacent to the existing residential area of Rayleigh which is situated to the east along Rawreth Lane and London Road. It is reasonably well related to some local services and facilities within Rayleigh such as educational facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. This site equates to the approximate minimum site size of 0.75 hectares and has the potential to accommodate the Gypsy and Traveller pitch requirement if an allowance of 0.05 hectares per pitch was permitted. However, this site forms part of the Option GT2, which proposes to extend the existing, if unauthorised, site.

There are limited onsite constraints, however, there is a Tree Preservation Order (TPO) area along the eastern boundary of the site. Investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a slight increase in height of the land northwards. There is also an area of flood zone 2 and 3 in close proximity to the southern corner of the site. Air quality at Bedloes Corner, Rawreth Lane to the north of the site is monitored.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings. Although the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the site from the public highway (A1245), particularly given the slight northwards increase in the height of the land. The site entrance also enables views from the northern and southern approach along the A1245 across the site. However, given that the site is already developed, the buildings and structures generally do not provide open views across it.

It follows natural boundaries on two sides and is enclosed by the A1245 to the west, and would enable the creation of a relatively defensible Green Belt boundary, albeit for a small island of development within the Green Belt.

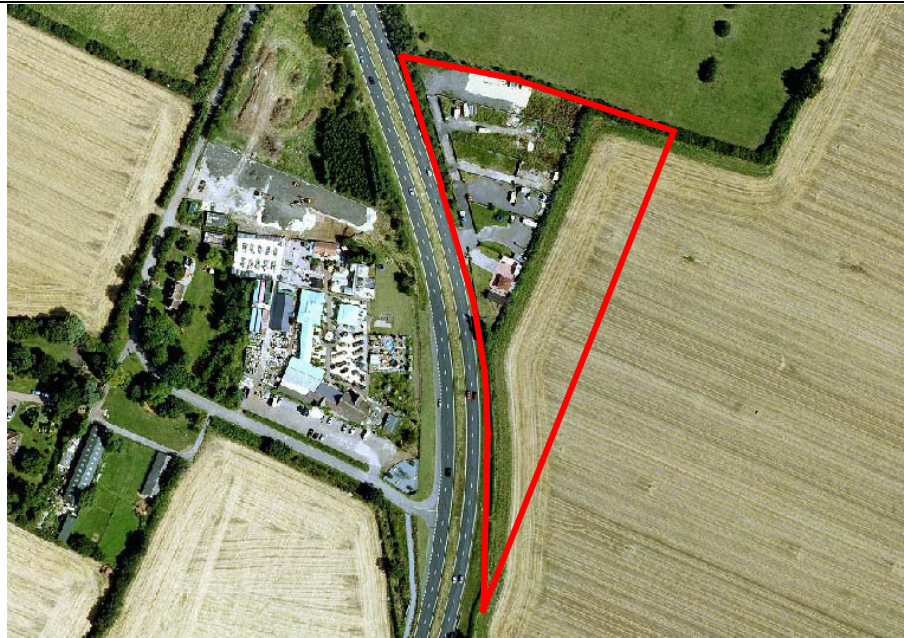
This site is not situated near to Rayleigh Conservation Area. However, there are two grade II Listed Buildings in proximity to the site; to the west of the site to the west of the A1245 and to the east of the site, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site has the potential to accommodate between 15 and 7.5 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

East of A1245, Rayleigh:

Option GT2 within the Allocations DPD: Discussion and Consultation Document

1. Site Information	Allocations DPD Reference:	Option GT2
	Site Name:	East of A1245
	Site Location:	Rayleigh
	Site Area (hectares):	Approximately 1.8 hectares
	Restrictions to Developable Area:	Area at risk of flooding (flood zone 2 and 3).
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Adjacent to A1245. Predominantly hand standing on the developed part of the site with dwellings and wooden fencing. Slight increase in height of the land northwards. Some green areas on the developed part of the site. Hedgerows and trees bounding the majority of the developed part of the site with wooden fencing enclosing it. Agricultural land to the east and south of the developed part of the site.
	Current Use:	Gypsy and Traveller site (unauthorised); agricultural
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; Green Belt/greenfield land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

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

Commentary: The southern section of the site is located within flood zone 2 and 3. The Sequential and Exception Test would need to be passed.

Infrastructure Requirements

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

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

	<p>Commentary: There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required. In terms of the existing foul sewerage network, there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Investment in walking and public transport would be required, as there is no public footpath alongside the A1245. The Sequential and Exception Test would need to be passed. Flood risk mitigation measures would be required.</p>			
<p>3. Green Belt Impact Assessment</p>	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>		<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>High</p>	<p>Medium</p>	<p>This site encompasses an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh and agricultural land to the east and south. Whilst the site follows a natural boundary to the north and is enclosed by the A1245 to the west, the eastern boundary is not enclosed. It may not ensure the creation of a defensible Green Belt boundary.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Low</p>	<p>Medium</p>	<p>The site is located between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east and the village of Rawreth further to the west. However, the site alone is unlikely to encourage the merging of these residential areas given its relatively small size.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>High</p>	<p>Medium</p>	<p>Part of this site is an existing, albeit unauthorised, Gypsy and Traveller site to the west of Rayleigh. However it may not ensure the creation of a defensible Green Belt boundary.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Low</p>		<p>This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.</p>
	<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>High</p>	<p>Medium</p>	<p>Part of this site is an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh. However it also incorporates agricultural land to the east and south.</p>

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

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium		The distance from the site entrance to the edge of Rayleigh along Rawreth Lane is approximately 1.6km and to London Road is approximately 1.8km.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Low		The nearest town centre is Rayleigh. The site is over 2.4km distance from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school along Rawreth Lane is approximately 2.4km distance from the site. The nearest primary school along London Road is approximately 2km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Low		The nearest doctor's surgery along Rawreth Lane is approximately 2.4km distance from the site. The nearest doctor's surgery along London Road is over 2.4km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	Medium	Low	The nearest bus stop to the north of the site (along the A1245) is less than 800m from the site. The nearest bus stop to the south of the site (London Road) is approximately 1.1km from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		Battlesbridge train station is approximately 1km from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services along London Road are approximately 2.4km distance from the site. The nearest local shops and services along London Road are approximately 2km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space along Rawreth Lane.

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

5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There is an area of flood zone 2 and 3 running through the southern section of the site.
	Is there potential for development of the site to affect existing recreational use or public rights or way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No		

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

	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	There are two grade II Listed Buildings in proximity to the site. To the west of the site to the west of the A1245 ('Witherden's Farm') and to the east of the site ('Barn approximately 40 metres east of Rawreth Hall, Rawreth').
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	

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	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	Yes	Air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	The site is not thought to be on contaminated land.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes	Part of the site to the north west is an existing, if unauthorised, Gypsy and Traveller site.
	Is the site situated on agricultural land? (1, 3, 7)	Yes	Part of the site is grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	Part of the site to the north west is an existing, albeit unauthorised, Gypsy and Traveller site.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High/Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings.

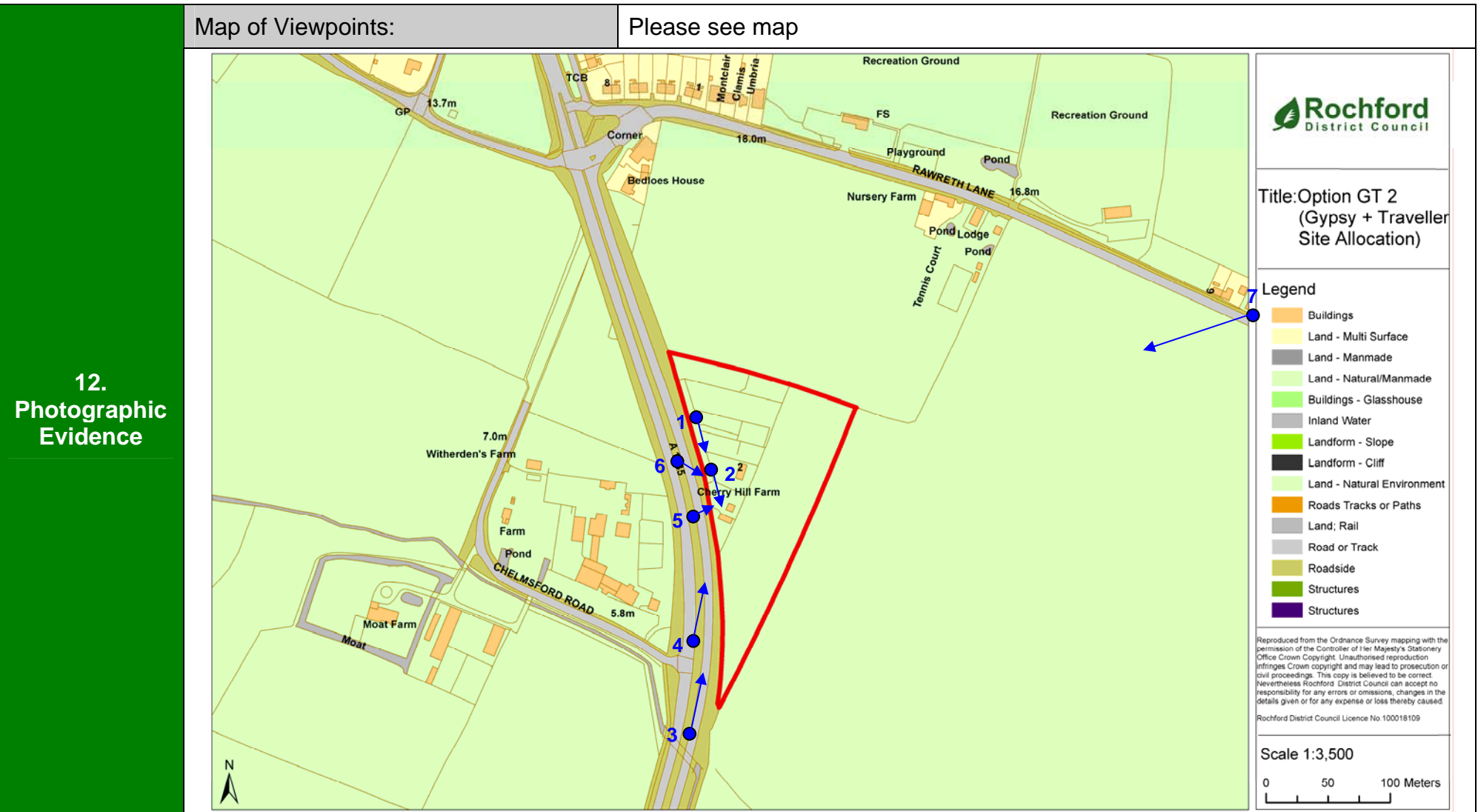
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	The developed part of the site is largely enclosed on the northern and western boundaries by hedgerows, trees and fencing. The site is also bounded by the A1245 along its western boundary. Where the natural vegetation is sparse along the developed part of the site, the wooden fencing provides enclosure for the site, with the exception of the entrance on the A1245. The hedgerows and trees continue along the northern boundary of the site, and the hedgerows along the western boundary to the south of the developed part of the site are low but provide enclosure. The eastern boundary of the site is not enclosed by any natural features.
	Site Sustainability Indicators	Rating	Commentary
Are there open views across the site? (1)	Fully/Partially	Although the developed part of the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the developed part of the site from the public highway. The site entrance for the developed portion enables views from the northern and southern approach along the A1245 across it. The rest of the site, although enclosed by low hedgerows to the south of the developed part of the site along the western boundary, there are significant views of the whole site. The site is also not enclosed along the eastern boundary. Given that part of the site is already developed, the buildings and structures generally do not provide open views across it. However, there are open views across the area of agricultural land from the public highway (the A1245) and the eastern approach along Rawreth Lane.	

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	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
10. Site performance against Policy H7 of Core Strategy	Would the site promote the peaceful and integrated co- existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes/No	The nearest healthcare facilities are approximately 2.4km distance along Rawreth Lane and over 2.4km distance along London Road.
	Would the site enable children to attend school on a regular basis?	Yes	There are two primary schools in proximity to the site, and two secondary schools which are situated further away in Rayleigh.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	No	The southern section of the site is located within flood zone 2 and 3. The Sequential and Exception Test would need to be passed.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	1.8 hectares/0.05 hectares per pitch = 36 pitches 1.8 hectares/0.1 hectares per pitch = 18 pitches	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking north)



Viewpoint 4 (Looking east/north east)



Viewpoint 5



Viewpoint 6



Viewpoint 7

13. Other Issues and Summary

This site encompasses an existing, if unauthorised, Gypsy and Traveller site located to the east of the A1245 to the west of Rayleigh and grade 3 agricultural land to the south and east. There is existing access onto the site from the A1245, however, access to and from the site has the potential to be a concern and improved highways access may be required. The site is not adjacent to the existing residential area of Rayleigh which is situated to the east along Rawreth Lane and London Road. It is reasonably well related to some local services and facilities within Rayleigh such as educational facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.

There are limited onsite constraints, however, there is a Tree Preservation Order (TPO) area along the eastern boundary of the developed part of the site. Investment in the existing foul sewerage network also has the potential to constrain development of the site. There is a slight increase in height of the land northwards. The southern section of the site is located within flood zone 2 and 3 – the Sequential and Exception Test would need to be passed. Air quality at Bedloes Corner, Rawreth Lane to the north of the site is monitored.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings. Although the developed part of the site is generally well enclosed with hedgerows, trees and fences, there are significant views of the developed part of the site from the public highway. The site entrance for the developed portion enables views from the northern and southern approach along the A1245 across it. The rest of the site, although enclosed by low hedgerows to the south of the developed part of the site along the western boundary, there are significant views of the whole site. The site is also not enclosed along the eastern boundary. Given that part of the site is already developed, the buildings and structures generally do not provide open views across it. However, there are open views across the area of agricultural land from the public highway (the A1245) and the eastern approach along Rawreth Lane.

This site encompasses an existing, if unauthorised, Gypsy and Traveller site to the west of Rayleigh and agricultural land to the east and south. Whilst the site follows a natural boundary to the north and is enclosed by the A1245 to the west, the eastern boundary is not enclosed. It may not ensure the creation of a defensible Green Belt boundary. This site is not situated in proximity to Rayleigh Conservation Area. However, there are two grade II Listed Buildings in proximity to the site; to the west of the site to the west of the A1245 and to the east of the site, and there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site has the potential to accommodate between 36 and 18 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

South of London Road, Rayleigh: Option GT3 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	Allocations DPD Reference:	Option GT3
	Site Name:	South of London Road
	Site Location:	Rayleigh
	Site Area (hectares):	Approximately 1.5 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Relatively flat. Watercourse running along the northern edge of the field which appears to have been diverted underground at the point where it meets the area of previously developed land along London Road to the west. Pylons to the south and north east of the site (north of London Road) with overhead electricity cables crossing through the site.
	Current Use:	Agricultural
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Commercial; Green Belt/agricultural land; Green Belt/greenfield land
	Aerial Photograph:	Please see map



2. Constraints

Flood Risk

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

Commentary: Whilst this site is not situated within an area at risk of flooding, there is an area at risk to the north of the site in the area between London Road and Rawreth Lane.

Infrastructure Requirements

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

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	<p>Commentary: This site is located to the south of Rawreth Lane, however, new highways access would be required. Investment in the existing sewerage network would be required as there are major constraints to the provision of infrastructure and/or treatment to serve the proposed growth. Some investment in walking (as there is no footpath along the south side of London Road) and public transport may be required.</p>		
<p>3. Green Belt Impact Assessment</p>	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>	<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>Medium</p>	<p>This site is agricultural land situated to the south of London Road to the west of Rayleigh. It is enclosed by London Road to the north, previously developed land to the west (which is currently in use) and it follows a natural boundary to the east. This site would promote a defensible Green Belt boundary.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Medium</p>	<p>It is located between the existing residential area of Rayleigh to the east and the A1245 to the west. It is broadly situated between Rayleigh to the east and the village of Rawreth further to the north west. The site is unlikely to encourage the merging of these residential areas in itself, given its relatively small scale.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>Medium</p>	<p>This site is agricultural land situated to the south of London Road to the west of Rayleigh. It would promote a defensible Green Belt boundary.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Low</p>	<p>This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.</p>
	<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>High</p>	<p>This site is agricultural land situated to the south of London Road to the west of Rayleigh.</p>

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

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The distance from the edge of the site to the edge of Rayleigh (London Road) to the east is less than 800m walking distance.
	Is the site well related to a town/ village centre? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest town centre is Rayleigh. The site is approximately 2.3km from the town centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Medium	The nearest primary school is less than 800m distance from the site. The nearest secondary school in Rayleigh is approximately 1.3km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium		The nearest doctor's surgery is approximately 1.3km distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along London Road. The nearest bus stop is less than 800m distance from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Medium		The nearest train station is Rayleigh train station which is approximately between 1.8km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium		The nearest local shops and services situated to the east along London Road are approximately 1km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.

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5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	There are pylons to the south and north east of the site (north of London Road) with overhead electricity cables crossing through the site. The overhead electricity cables are a significant constraint to the use of the site for residential accommodation, unless the pylons can be repositioned. Given the relatively small scale of the site, and the significant costs associated with moving electricity pylons, it is highly unlikely that it will be viable to do so.
	Is there potential for development of the site to affect existing recreational use or public rights or way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is located to the south of Rawreth Lane, however, new highways access would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	

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Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
Is the site in proximity to a Listed Building? (11)	No	
Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.

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

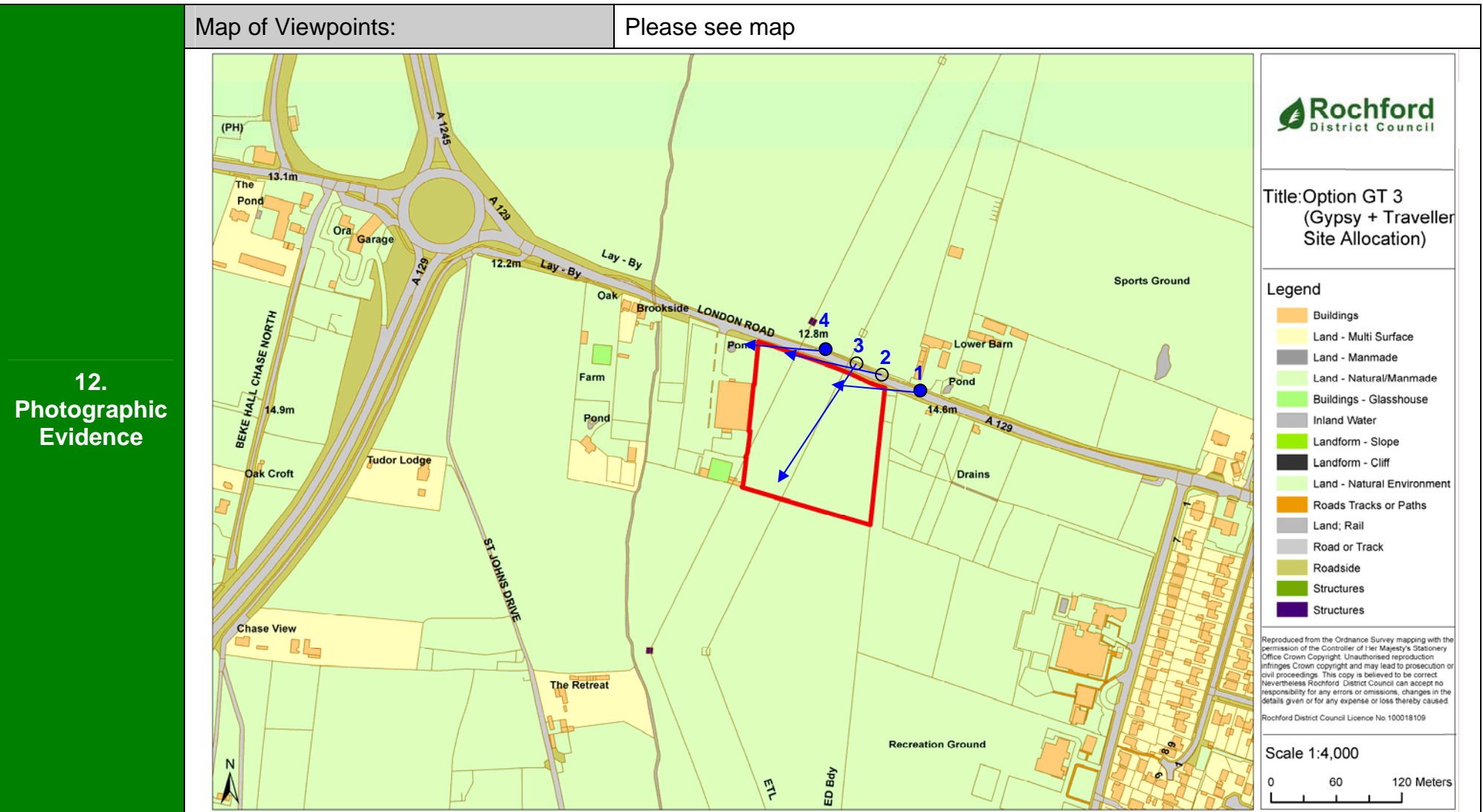
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High/Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	No	The site is not enclosed by trees or hedgerows to the north along London Road or to the south of the site. There are hedgerows and trees (including a TPO area) along the eastern boundary of the site, which does provide some screening of the site from the east. The western extent of the site is bounded by an area of previously developed land.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	The site does not have trees or hedgerows along the northern boundary, which enables open views across the site. It is, however, generally screened from the east through the presence of hedgerows and trees (including a TPO area) along the eastern boundary of the site.

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	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
10. Site performance against Policy H7 of Core Strategy	Would the site promote the peaceful and integrated co-existence between the site and the local community?	Yes	The site is in proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	Yes	The nearest healthcare facilities are approximately 1.3km distance from the site.
	Would the site enable children to attend school on a regular basis?	Yes	There is a primary school in close proximity, and a secondary school in proximity to the site.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	This site has the potential to accommodate the full Gypsy and Traveller pitch requirement for the District.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes	The site is not situated within an area at risk of flooding.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	1.5 hectares/0.05 hectares per pitch = 30 pitches 1.5 hectares/0.1 hectares per pitch = 15 pitches	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4

**13. Other
Issues and
Summary**

This site is an area of grade 3 agricultural land situated to the south of London Road to the west of Rayleigh. This site is located to the south of Rawreth Lane, however, new highways access onto the site would be required. The site is not adjacent to the existing residential area of Rayleigh which is situated to the east along London Road. It is reasonably well related to some local services and facilities within Rayleigh such as educational facilities, shops and open space, and is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.

The overhead electricity cables are a significant constraint to the use of the site for residential accommodation, particularly as it is unlikely to be economic viable to reposition the electricity pylons or bury cables underground in this instance. The requirement for investment in the existing foul sewerage network also has the potential to constrain development of the site.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions and incremental small-scale developments, and high sensitivity to developments with individual large/bulk buildings. The site does not have trees or hedgerows along the northern boundary, which enables open views across the site. It is, however, generally screened from the east through the presence of hedgerows and trees (including a TPO area) along the eastern boundary of the site.


It is enclosed by London Road to the north, previously developed land to the west (which is currently in use) and it follows a natural boundary to the east. This site would promote a defensible Green Belt boundary.

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

This site has the potential to accommodate between 30 and 15 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

It is notable that this area was also included within the potential options for additional employment land to the west of Rayleigh (Option E14) set out in the Discussion and Consultation Document. Following the March 2012 Local Development Framework Sub-Committee, members recommended that consideration should be given to the identification of an option to the south of London Road encompassing Options E14 and E16 for employment use.

Michelin Farm, Aerial Road, Rayleigh: Option GT6 within the Allocations DPD: Discussion and Consultation Document		
1. Site Information	Allocations DPD/'Call for Sites' Reference:	Option GT6; 49; 108 (It is noted that this site was submitted for employment use through the 'Call for Sites')
	Site Name:	Michelin Farm
	Site Location:	Arterial Road, Rayleigh
	Site Area (hectares):	Approximately 9 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Located at the junction of the A1245 and A127. Existing access onto the A1245. Degraded greenfield land. Areas of waste material including wood, tyres, rubble and plastic. Trees and grassy areas. Relatively flat with minimal slope, although there are mounds of soil and debris throughout the site. Significant increase in height of the land along the northern boundary leading up to the train line and a slight decrease in the height of the land at the entrance onto the A1245. Field to the west of the site is relatively flat but significant increase in height of the land on the northern and western boundaries where it meets the train line and A130 respectively. Additional potential access points to the south east of the site onto the A127 slip road and onto the A127 from the field to the west of the site. Watercourse along the northern and western boundaries. Unmade roads/tracks through the site. Caravans on site. Trees and hedgerows bordering the site. Other physical structures throughout the site including buildings and metal containers. Pylons to the north west and south west of the site, and further to the east of the A1245.
	Current Use:	Greenfield land/degraded countryside
	Proposed Use:	Gypsy and Traveller Accommodation
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Bounded by a train line to the north, the A1245 to the east, and the A127 to the south east. Bounded by a small business park to the south (including an adjacent dwelling), a field to the west and the A130 further to the west.

	Aerial Photograph:	Please see map
		
2. Constraints	Flood Risk	
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	Commentary: This site is not situated within an area at risk of flooding. There is, however, an area at risk further to the west of the site to the west of the A130.	

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

Infrastructure Requirements			
		New Highways Access Required:	<input checked="" type="checkbox"/>
		Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/>
		Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>
		Significant Investment in walking/public transport required:	<input checked="" type="checkbox"/>
		Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
		<p>Commentary: The site will require improvements to access, potentially in the form of access onto and egress off both the A127 and the A1245. There are constraints to the provision of infrastructure and/or treatment in terms of the sewerage network to serve the proposed growth. Significant investment in walking/public transport routes may be required.</p>	
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Low	This site is situated to the west of the District and is enclosed by the A1245 and the A127 dual carriageways to the east and south east, a railway line to the north and the A130 further to the west. It is not adjacent to any existing residential areas. There is an opportunity to create a new defensible Green Belt boundary; however, it would create somewhat of an island of development within the Green Belt, albeit one which is enclosed.
	To prevent neighbouring towns from merging into one another	Low	This site is situated between Rayleigh to the east, North Benfleet to the south (in Castle Point Borough) and Wickford to the west. The location and enclosure of this site between several main roads and a train line is unlikely to encourage the merging of these residential areas.
	To assist in safeguarding the countryside from encroachment	Low	This site is situated to the west of the District and is enclosed by the A1245 and the A127 dual carriageways to the east and south east, a railway line to the north and the A130 further to the west. The enclosure of the site has the potential to constrain further encroachment into the countryside.

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

	To preserve the setting and special character of historic towns	Low	This site is not situated in proximity to Rayleigh Conservation Area. Its development would not undermine the setting of Rayleigh.	
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is situated on land which was described within the Rochford District Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33). If this site were allocated, this has the potential to protect the openness of the Green Belt, agricultural land and landscape character of other areas to the west of Rayleigh, which would otherwise be required to be allocated for development.	
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating	Commentary	
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	Medium	The distance from the edge of the site to the edge of Rayleigh (London Road) to the east is approximately 2.3km walking distance.	
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	Low	The nearest town centre is Rayleigh. The site is approximately 4km from the town centre.	
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school is approximately 2.3km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Low	The nearest doctor's surgery is over 2.4km distance from the site.	
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	Medium	There are existing bus routes along the London Road, the A1245 and part of the A127 which are in close proximity to this site. However, the nearest bus stop is approximately 1.3km distance from the site along London Road. Whilst the site has the potential to be described as reasonably well related to bus routes in terms of distance, the location of the site on a busy junction may not at present be conducive to providing sustainable access to this site.	

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	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low	The nearest train station is Rayleigh train station which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Low	The nearest local shops and services are situated in London Road which are over 2.4km distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	Medium	The site is approximately 1.8km distance from the nearest area of open space along London Road.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of pitches specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	The site is currently not identified as contaminated land. However there is potential, given the past use of the site and that it is degraded greenfield land, that the site could be contaminated. This would need to be investigated prior to any development.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site is located on the junction of the A127 and the A1245. However, improved access to and from the site would be required.

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

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	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The relative lack of development indicates good survival of historic environment assets within Historic Environment Character Zone 40. The potential for such assets is indicated by the previous A130 excavations.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	The site would not impact on significant road junctions in terms of those where air quality is monitored by the Council; however, it would direct traffic towards the junction of the A1245 and A127.
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes	The site is currently not identified as contaminated land. However there is potential, given the past use of the site and that it is degraded greenfield land, that the site could be contaminated. This would need to be investigated prior to any development.

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

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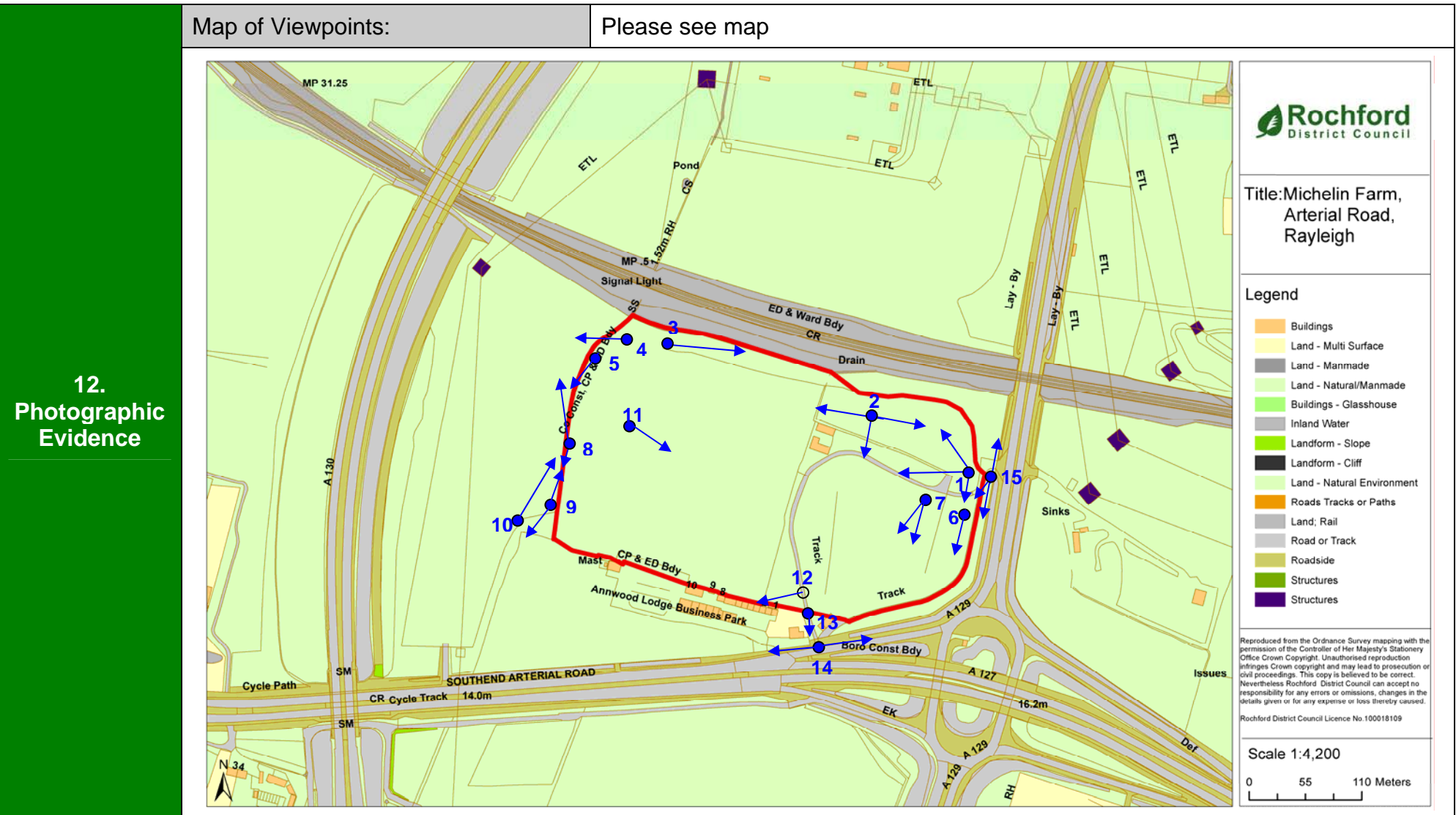
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	This site is not previously developed land but spoilt grade 3 agricultural land, although it is not used for agricultural purposes. The site was described within the Rochford District Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33).
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 3 agricultural land. Although it is situated on agricultural land, it is not used for agricultural purposes. Given the existing condition of the site, it is unlikely that it could be used for agriculture in the future.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	This site has the potential to currently support biodiversity given that it is largely disused. There is potential to retain habitats within any development if this site were allocated for a Gypsy and Traveller site and /or employment use.
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	There is potential to facilitate species movement within this site provided that it would not inadvertently conflict with the Gypsy and Traveller site and /or any potential employment uses locating there. This site has the potential to promote new habitat creation; however, this would need to be carefully considered due to the location and enclosure of the site.

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	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	Although it is situated on agricultural land, it is not used for agricultural purposes.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Low	This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings.
	Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 40. The open landscape and archaeological deposits are sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	The site is largely well screened from the south east with trees and hedgerows, although at present there is a break in the vegetation and a metal container can be seen. There is, however, a dwelling, hard standing and existing commercial buildings which form a small business park (accessible off the A127 slip road) to the south which further encloses the site. The site is generally enclosed to the east by a low wooden fence, trees and hedgerows, although the site is higher to the east and south east than the public highway (the A1245). The access point onto the site from the A1245, however, encloses the site with a gate but this does not provide good screening of the site. The site is generally screened from the north (where there is a train line) with trees and hedgerows. The site is generally enclosed with hedgerows and trees to the west; however, the site is lower than the public highway further to the west (the A130).

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	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The site is generally well screened from the public highway which ensures that there are not open views across the site. However, the site is particularly visible from the A130 primarily due to the height of the road compared to that of the site. The site is also partially visible from the A1245 in the area around the entrance to the site, although the land level rises from the public highway to the site which limits visibility and openness.
10. Site performance against Policy H7 of Core Strategy	Criteria within Policy H7 of the Core Strategy	Yes/No	Commentary
	Would the site promote the peaceful and integrated co-existence between the site and the local community?	Yes/No	The site is not in close proximity to the existing residential area of Rayleigh.
	Does the site benefit from easy access to GP and other health services?	No	The nearest healthcare facilities are over 2.4km distance from the site. This site may not facilitate the use of sustainable modes of travel.
	Would the site enable children to attend school on a regular basis?	No	The nearest primary school is approximately 2.3km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site. This site may not facilitate the use of sustainable modes of travel.
	Would the site ensure the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites?	Yes	The site would be able to accommodate the full Gypsy and Traveller pitch requirement for the District, although the entire site would not be required to achieve this.
	Does the site avoid areas at risk of flooding, including functional floodplains, given the particular vulnerability of caravans?	Yes	The site is not situated within an area at risk of flooding.
11. Potential Capacity	Gypsy and Traveller Pitches Potential Site Capacity	9 hectares/0.05 hectares per pitch = 180 pitches 9 hectares/0.1 hectares per pitch = 90 pitches	





Viewpoint 1 (Looking north west)



Viewpoint 1 (Looking south)



Viewpoint 1 (Looking west)



Viewpoint 2 (Looking east)



Viewpoint 2 (Looking south)



Viewpoint 2 (Looking west)



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking south)



Viewpoint 7 (Looking south/south west)



Viewpoint 8 (Looking north west)



Viewpoint 8 (Looking south west)



Viewpoint 9 (Looking north)



Viewpoint 9 (Looking south west)



Viewpoint 10



Viewpoint 11



Viewpoint 12



Viewpoint 13



Viewpoint 14 (Looking east)



Viewpoint 14 (Looking west)



Viewpoint 15 (Looking north)



Viewpoint 15 (Looking south)



Viewpoint 15 (Looking south west)

**12. Other
Issues and
Summary**

This site is an area of degraded grade 3 agricultural land located at the junction of the A1245 and A127, to the west of Rayleigh. It is likely that the site may require improved highways access both on to the A127 and the A1245. This site is not adjacent to the existing residential area and is generally not well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. This site is over the approximate minimum site size of 0.75 hectares and would be able to accommodate a greater number of Gypsy and Traveller pitches than required.

There are major constraints to the provision of infrastructure and/or treatment in terms of the sewerage network to serve the proposed growth. Whilst this site is currently not identified as contaminated land, there is potential, given the past use of the site and that it is degraded greenfield land, that the site could be contaminated. This would need to be investigated prior to any development. There are pylons to the north west and south west of the site, and further to the east of the A1245. Importantly, there are no power lines across the site and residential accommodation could be provided further than the recommended 60 metres from any overhead cable.

There is also a significant increase in the height of the land along the northern boundary leading up to the train line and a slight decrease in the height of the land at the entrance onto the A1245. The field to the west of the site is relatively flat but there is a significant increase in the height of the land on the northern and western boundaries where it meets the train line and A130 respectively.

This site is situated within the South Essex Coastal Towns landscape character area which has a low sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. This area has high sensitivity to developments with individual large/bulk buildings. The site is generally well screened from the public highway which ensures that there are not open views across the site. However, the site is particularly visible from the A130 primarily due to the height of the road compared to that of the site. The site is also partially visible from the A1245 in the area around the entrance to the site, although the land level rises from the public highway to the site which limits visibility and openness.

This site is situated on land which was described within the Rochford District Replacement Local Plan 2006 Inspector's Report as being "degraded countryside, an area that is no longer used for farming" (paragraph 4.33). If this site were allocated, this has the potential to protect the openness of the Green Belt, agricultural land and landscape character of other areas to the west of Rayleigh.

This site is situated to the west of the District and is enclosed by the A1245 and the A127 dual carriageways to the east and south east, a railway line to the north and the A130 further to the west. It is not adjacent to any existing residential areas. There is an opportunity to create a new defensible Green Belt boundary; however, it would create somewhat of an island of development within the Green Belt. The enclosure of the site has the potential to constrain further encroachment into the countryside. The development of the site would have a relatively low impact on the purposes of included land in the Green Belt.

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

This site has the potential to accommodate between 180 and 90 pitches based on an allowance of 0.5 hectares and 0.1 hectares for each pitch, respectively.

It is noted that it was recommended by members at the LDF Sub-Committee meeting that this site be considered for the allocation of an employment and waste transfer site. The whole site would not be required to meet the pitch requirement for the District, and so there is potential that this site could accommodate dual uses.