

6 South Hawkwell

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

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

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

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

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

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

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

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

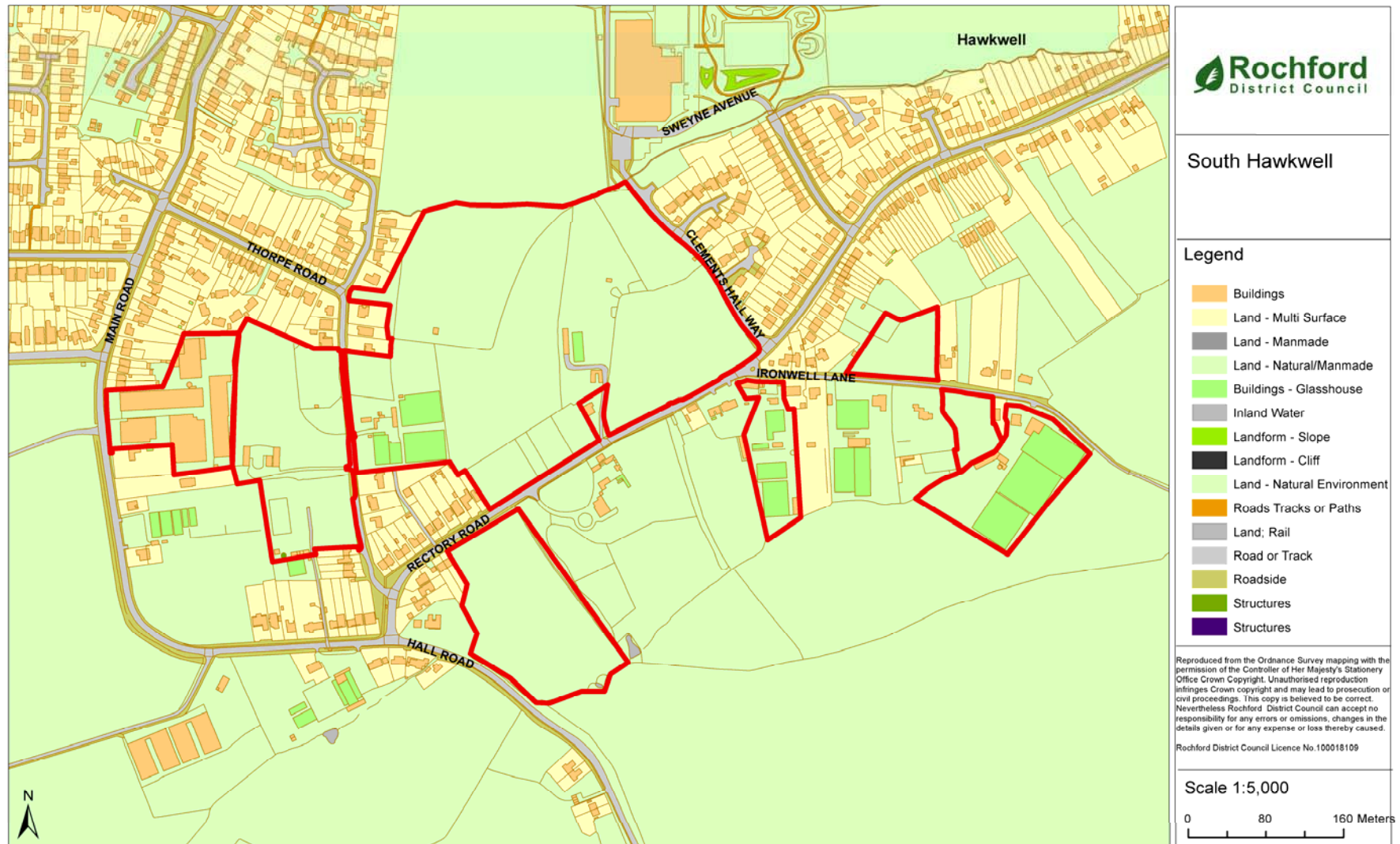



Figure 4 – Sites assessed within the general location of South Hawkwell

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

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

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

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

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

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

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

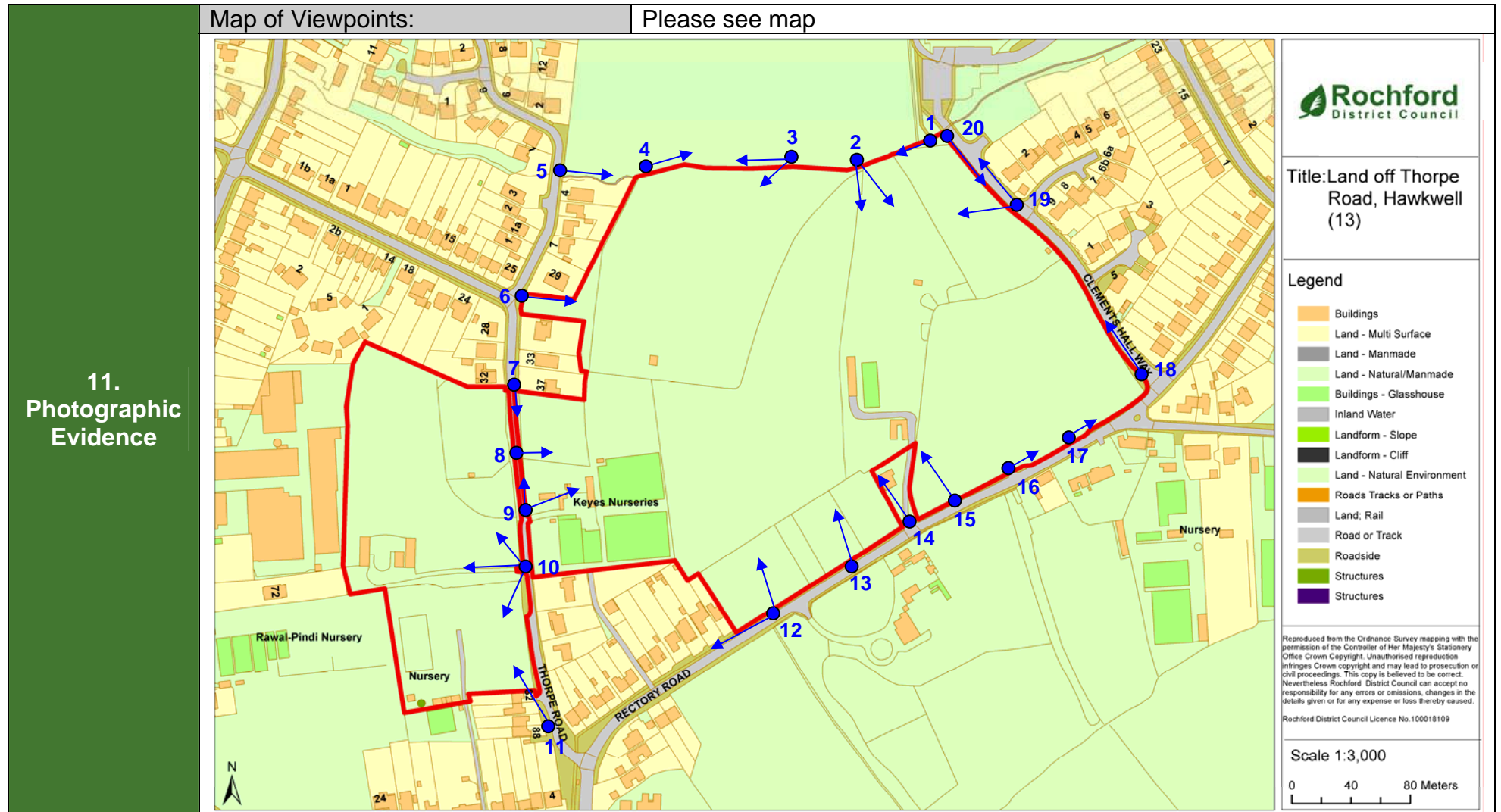
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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





Viewpoint 1



Viewpoint 2 (Looking south east)



Viewpoint 2 (Looking south)



Viewpoint 3 (Looking west / south west)



Viewpoint 3 (Looking west)



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9 (Looking north east)



Viewpoint 9 (Looking north)



Viewpoint 10 (Looking south west)



Viewpoint 10 (Looking north west)



Viewpoint 10 (Looking west)



Viewpoint 11



Viewpoint 12 (Looking west/south west)



Viewpoint 12 (Looking north)



Viewpoint 13



Viewpoint 14



Viewpoint 15



Viewpoint 16 (Looking east)



Viewpoint 16 (Looking north)



Viewpoint 17



Viewpoint 18



Viewpoint 19 (Looking west)



Viewpoint 19 (Looking north)



Viewpoint 20

12. Other
Issues and
Summary

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

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

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

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

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

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


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

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

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

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

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

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

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

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

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

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

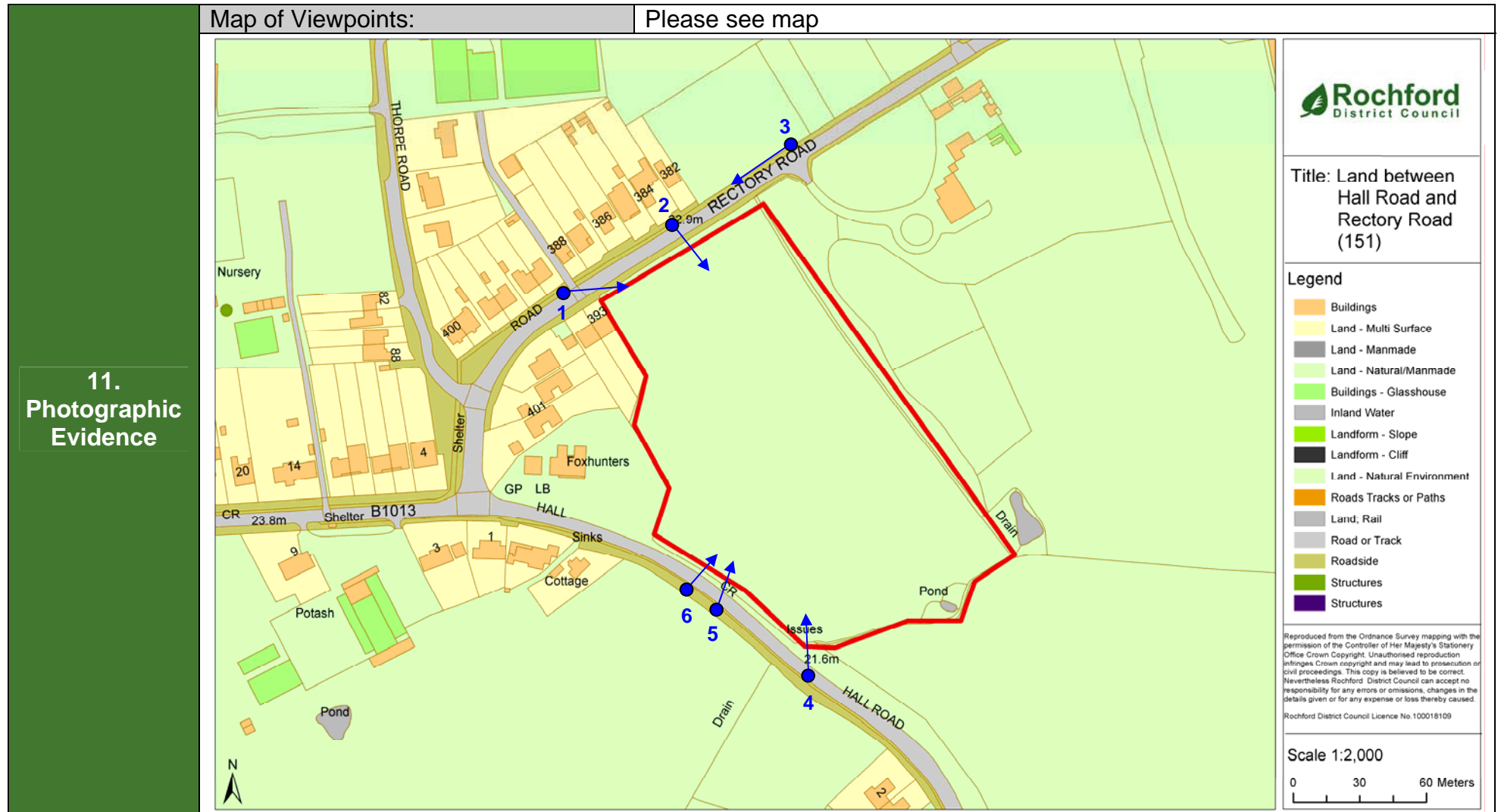
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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



**11.
Photographic
Evidence**



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

12. Other
Issues and
Summary

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

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

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

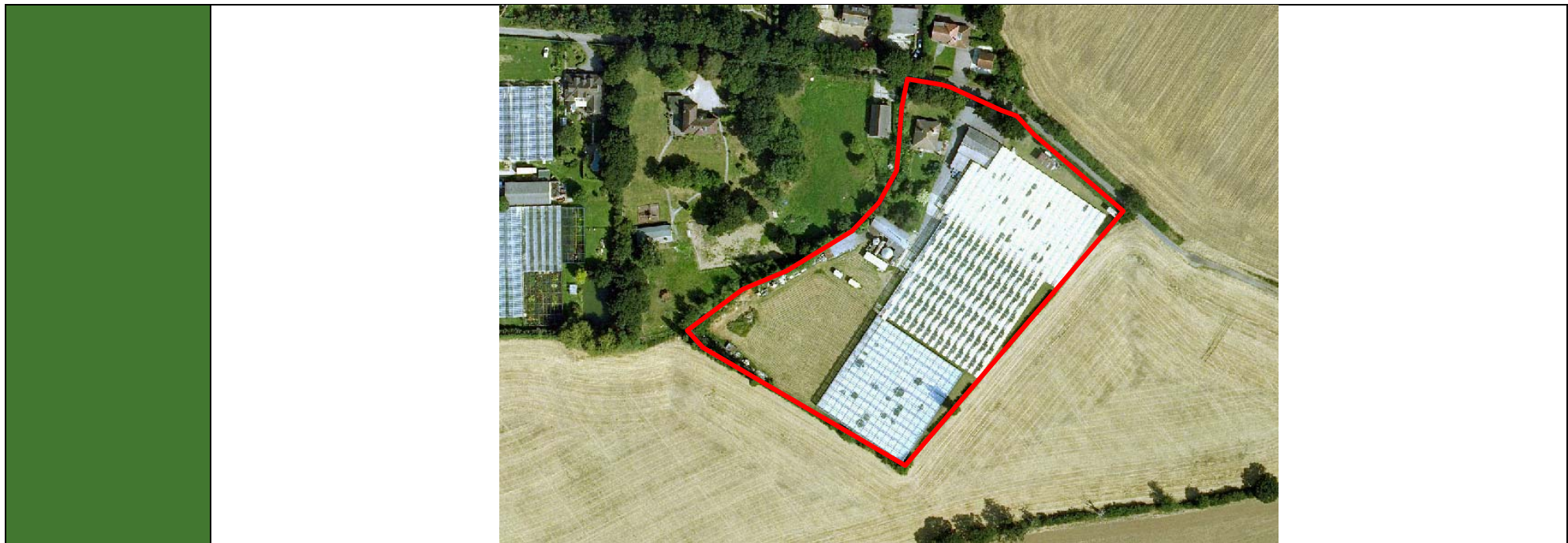
This site is situated to the north of Hall Road and to the south of Rectory Road. It is bounded by two main roads to the north and south, and residential development to the west (although not allocated as such) and greenfield land to the east and south. Although this site is well enclosed and follows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

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

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

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

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



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

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

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

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

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

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

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

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

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

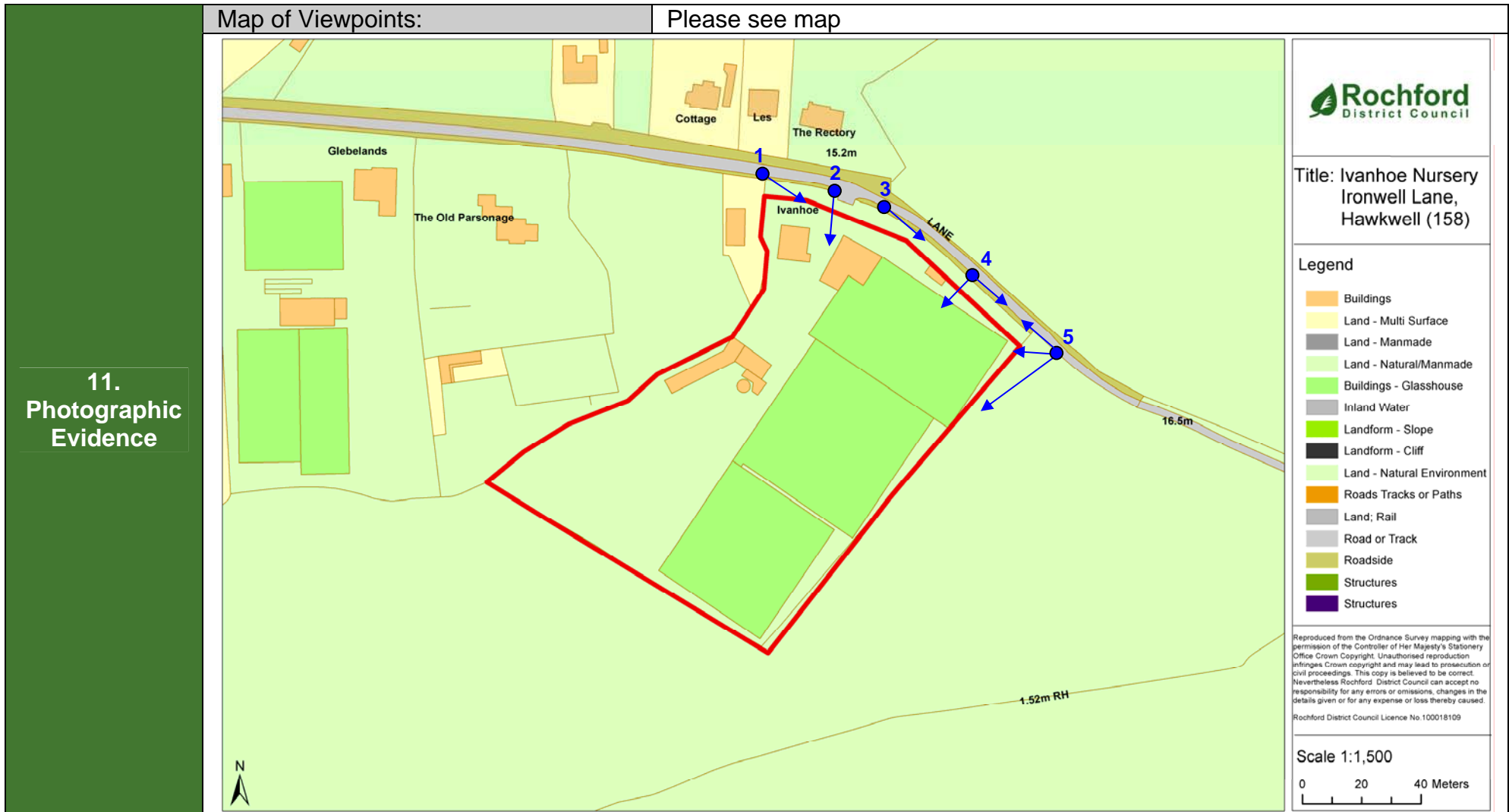
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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

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





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south west)



Viewpoint 4 (Looking south east)



Viewpoint 5 (Looking south west)



Viewpoint 5 (Looking west)



Viewpoint 5 (Looking north)

12. Other
Issues and
Summary

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

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

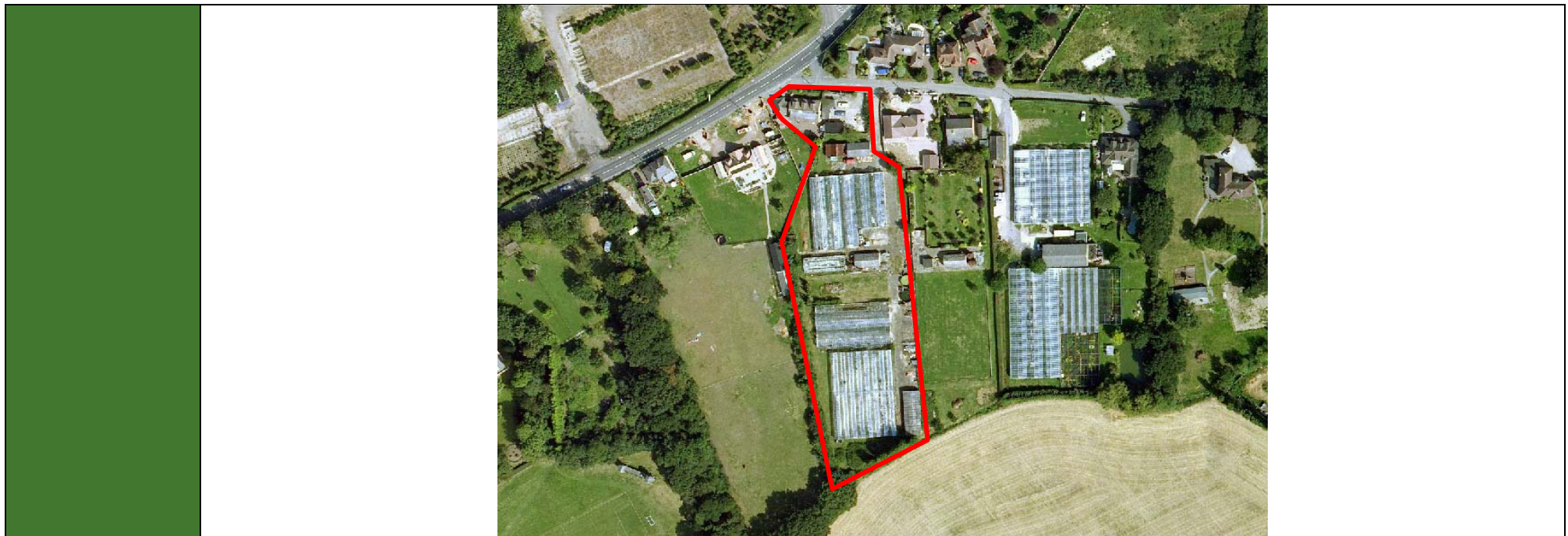
This site is bounded by Ironwell Lane to the north, greenfield land to the west, and hedgerows/agricultural land to the south and east. Although this site is enclosed and follows established boundaries, if allocated on its own it would create an island of residential development in the Green Belt, which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

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

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

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

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



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

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

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

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

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

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

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

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

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

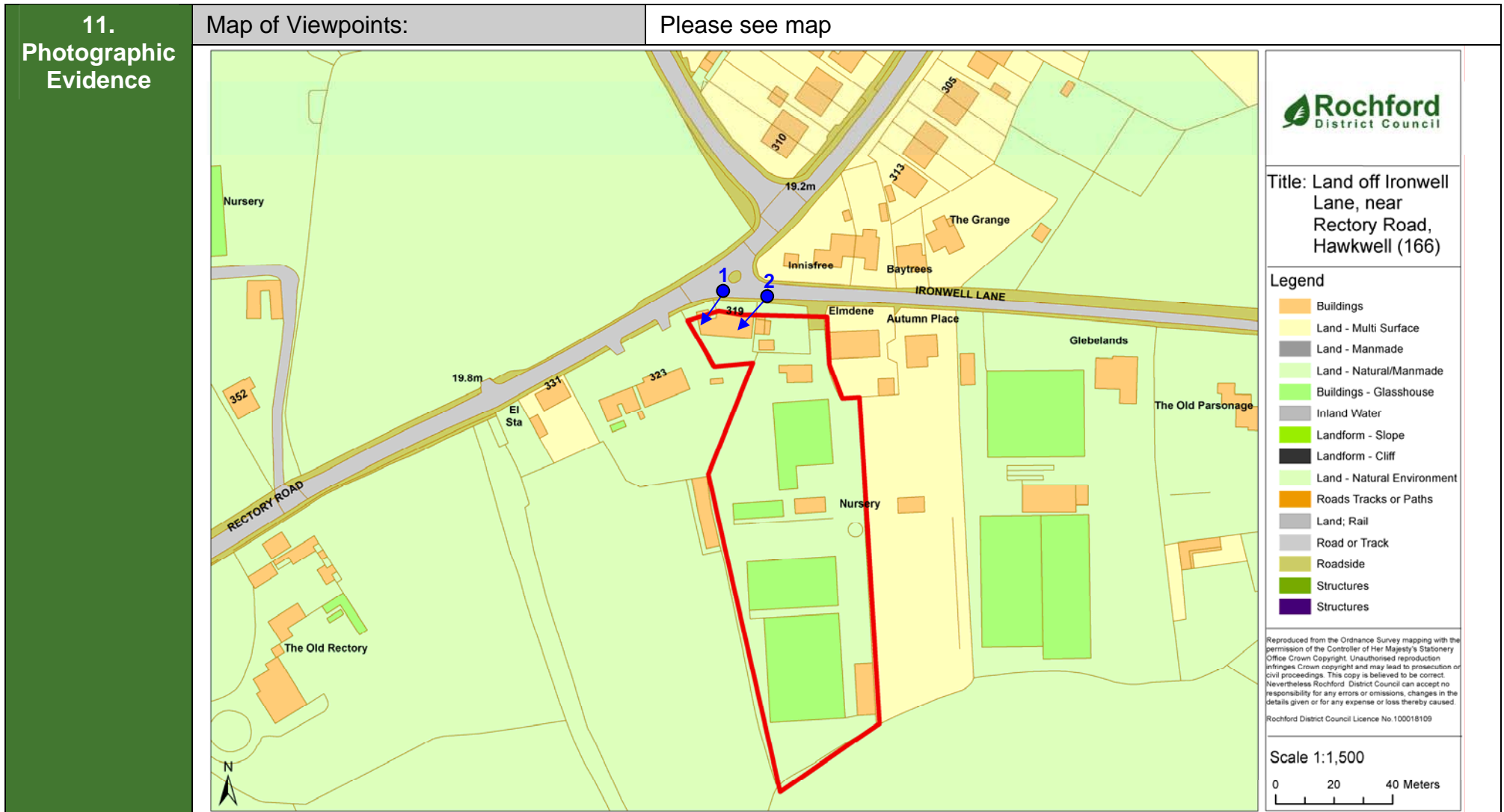
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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

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





Viewpoint 1



Viewpoint 2

12. Other
Issues and
Summary

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

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


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

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

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

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

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

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

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

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

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

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

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

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

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

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

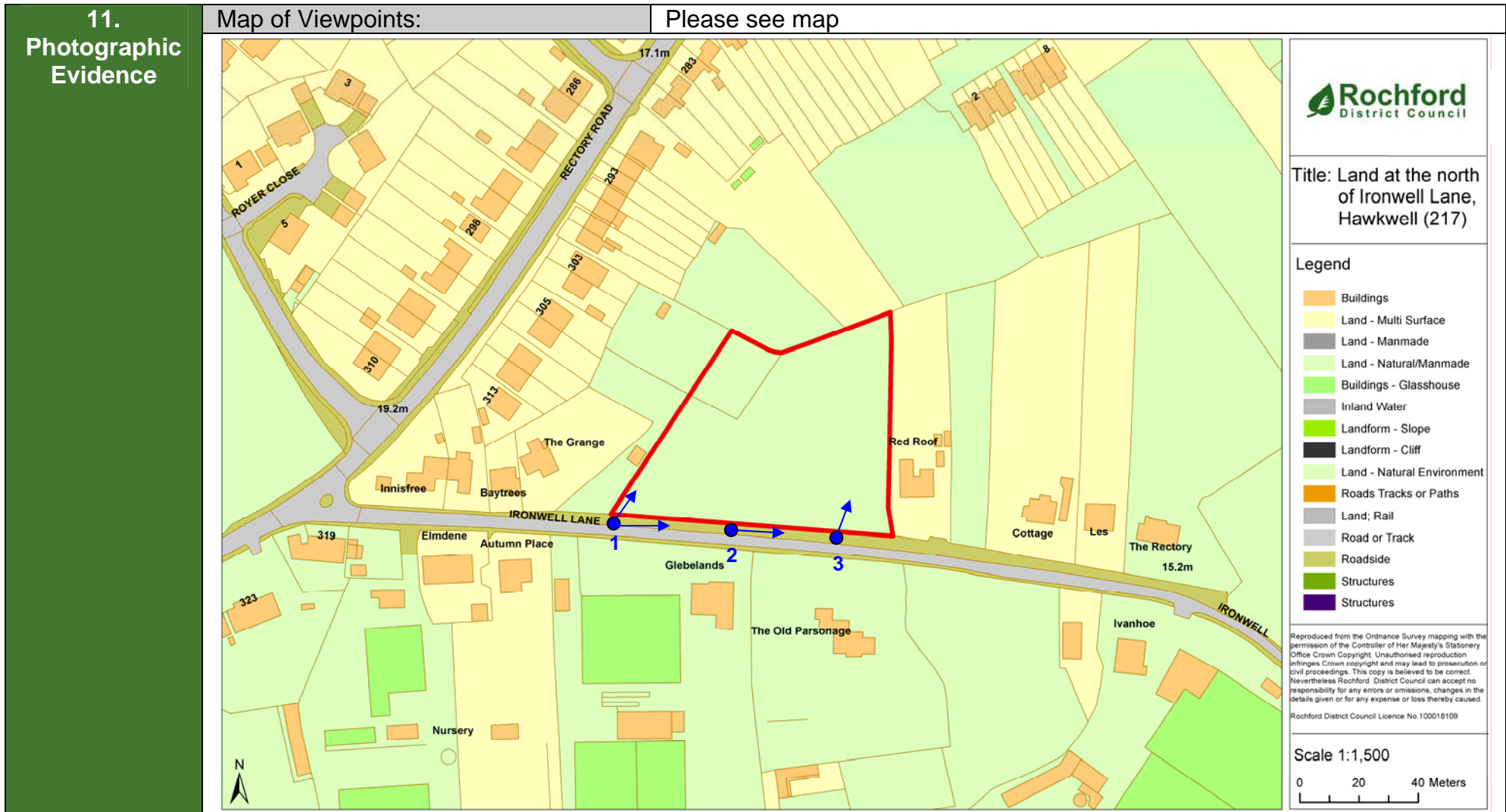
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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





Viewpoint 1 (Looking east)



Viewpoint 1 (Looking south)



Viewpoint 2



Viewpoint 3

12. Other
Issues and
Summary

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

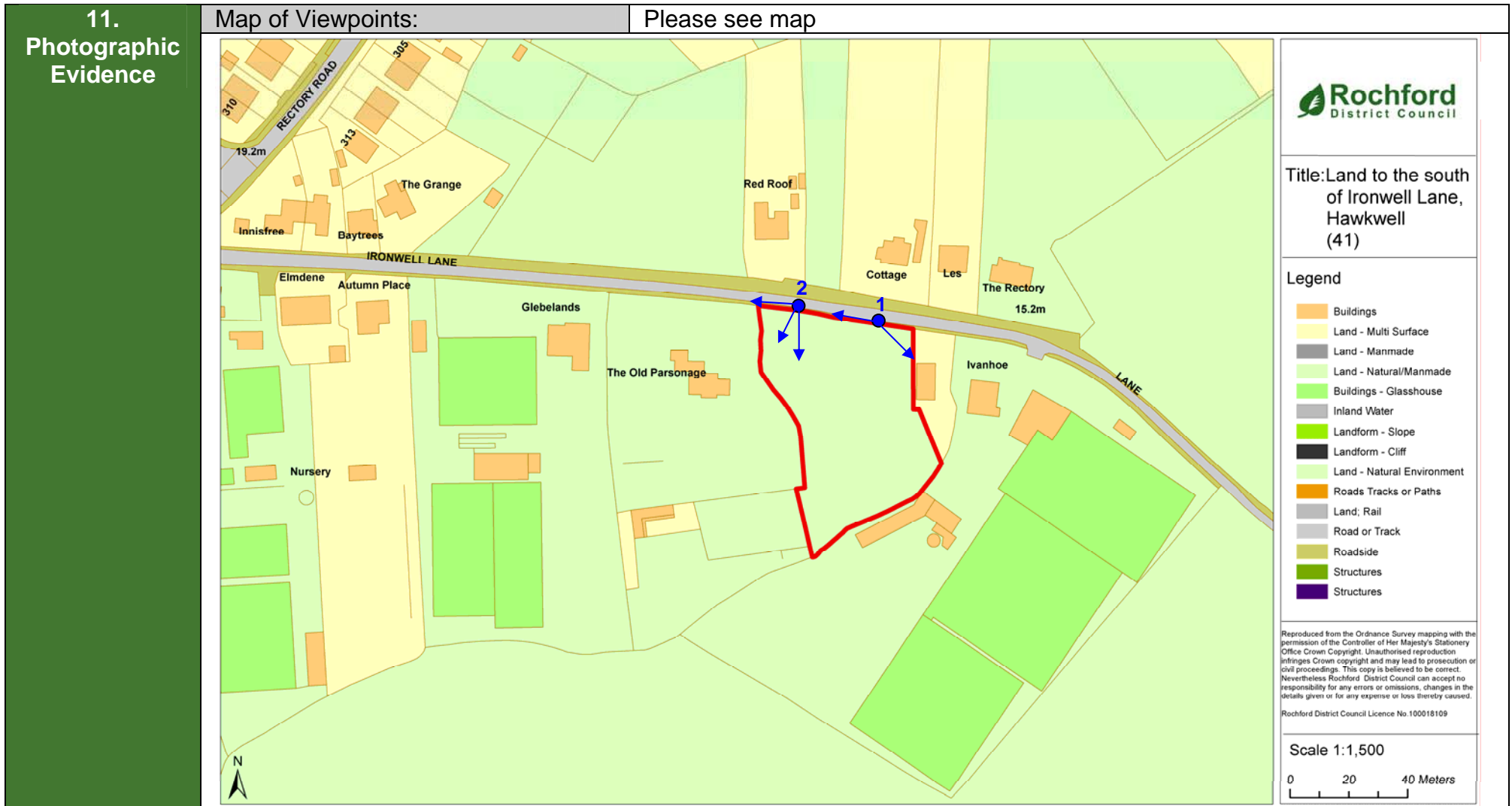
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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

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





Viewpoint 1 (Looking south/south east)



Viewpoint 1 (Looking west)



Viewpoint 2 (Looking south)



Viewpoint 2 (Looking south/south west)



Viewpoint 2 (Looking west)

12. Other
Issues and
Summary

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

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

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

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

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

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

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



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

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

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

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

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

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

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

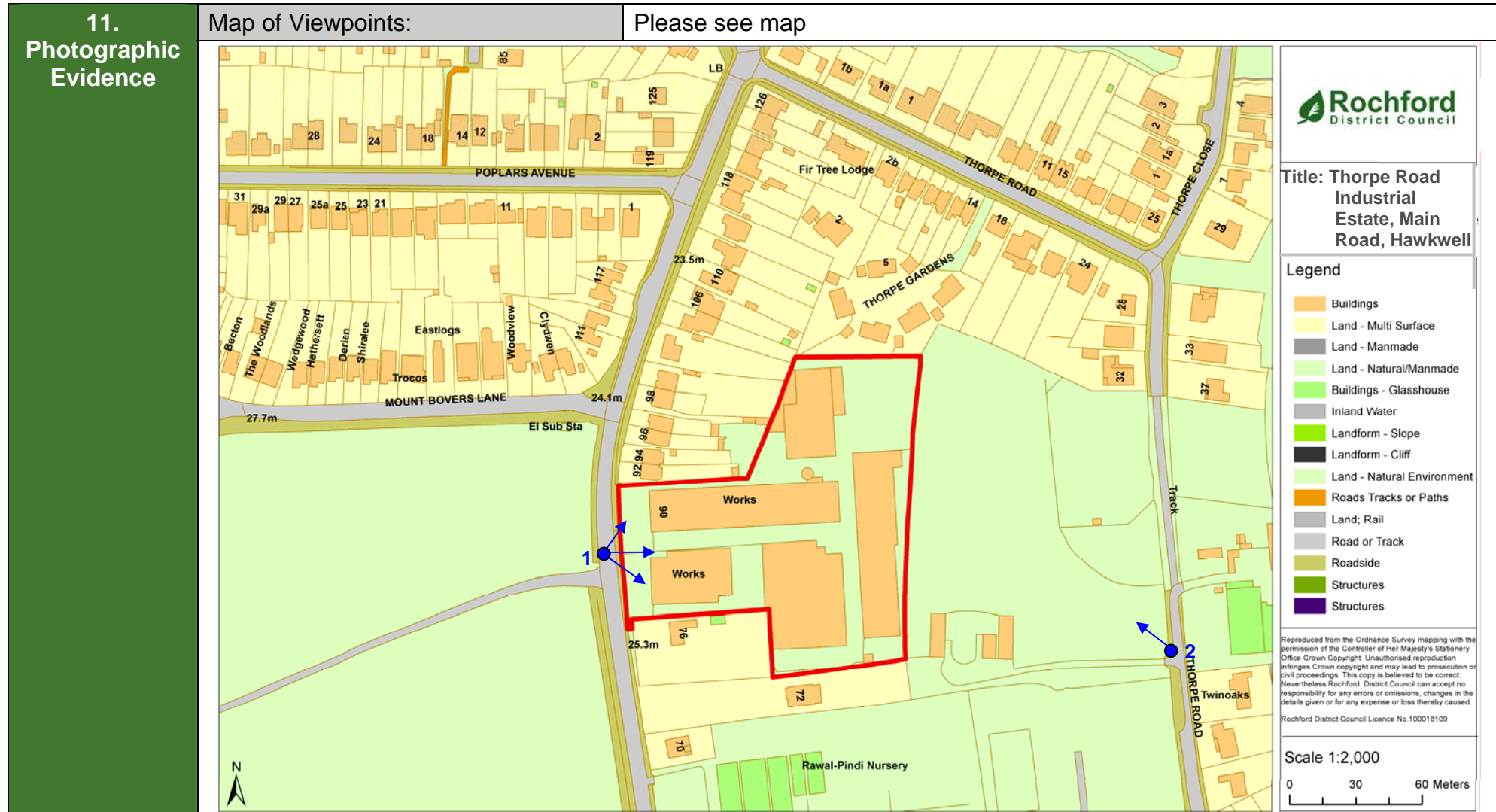
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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





Viewpoint 1 (Looking north east)



Viewpoint 1 (Looking south east)



Viewpoint 1 (Looking east)



Viewpoint 2

**12. Other
Issues and
Summary**

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

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

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

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

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

7 East Ashingdon

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

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

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

100 dwelling/30dph = 3.33 hectares (net)

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

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

100 dwellings/35dph = 2.86 hectares (net)

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

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

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

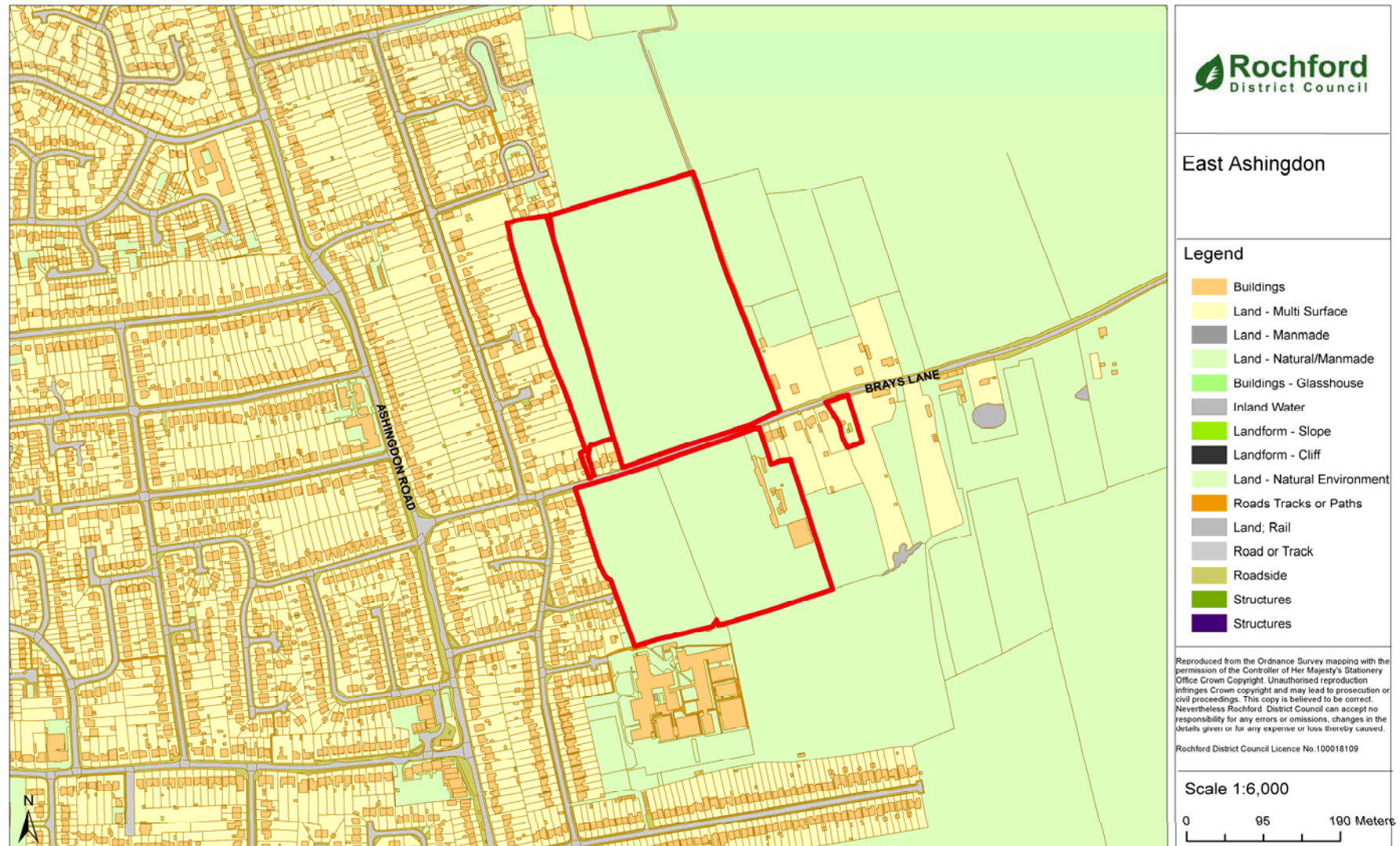


Figure 5 – Sites assessed within the general location of East Ashingdon

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



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

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

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

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

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

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

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

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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 2 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	

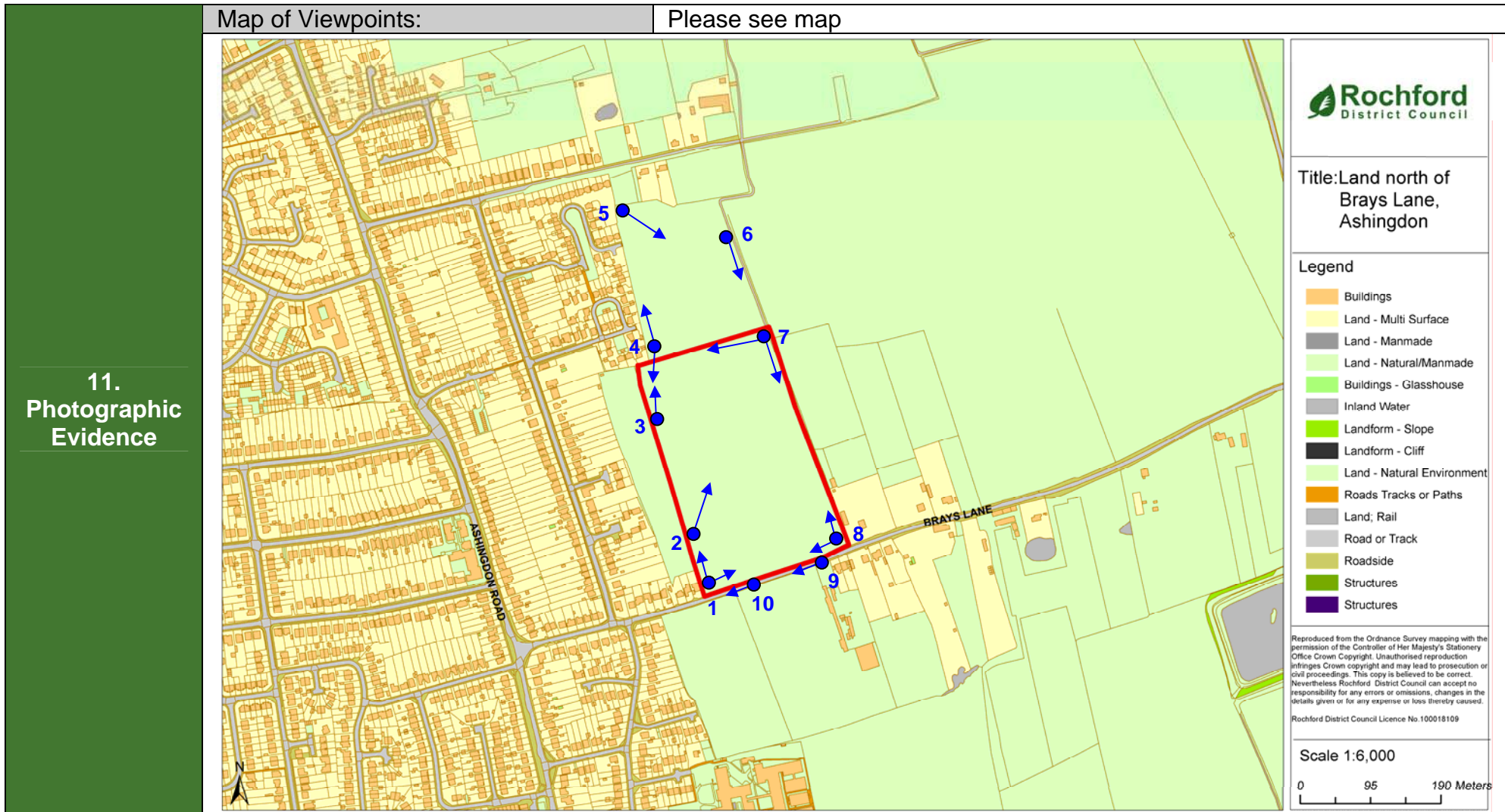
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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





Viewpoint 1 (Looking east)



Viewpoint 1 (Looking north)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south west)



Viewpoint 4 (Looking north)



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking west)



Viewpoint 7 (Looking south)



Viewpoint 8 (Looking west)



Viewpoint 8 (Looking north)



Viewpoint 9



Viewpoint 10

12. Other
Issues and
Summary

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

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

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


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

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

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

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

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

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

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

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

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

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

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

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

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

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

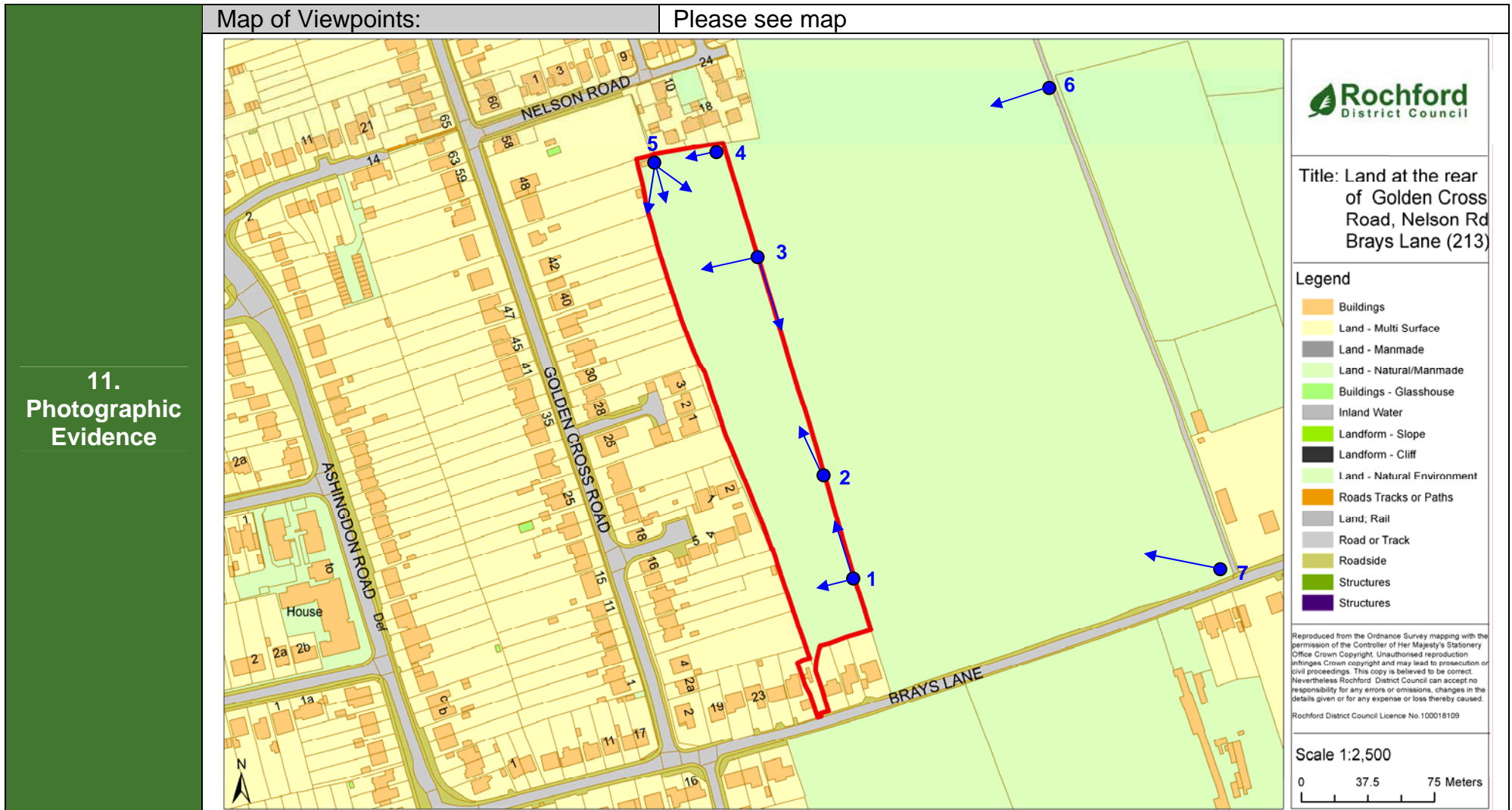
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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

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





Viewpoint 1 (Looking west)



Viewpoint 1 (Looking north)



Viewpoint 2



Viewpoint 3 (Looking south)



Viewpoint 3 (Looking west)



Viewpoint 4



Viewpoint 5 (Looking south/south west)



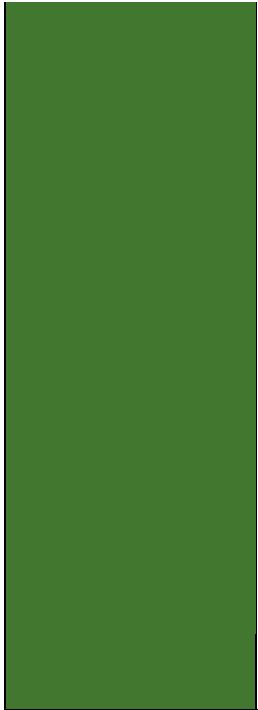
Viewpoint 5 (Looking east)



Viewpoint 5 (Looking south)



Viewpoint 6



Viewpoint 7

12. Other Issues and Summary

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

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

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


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

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

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

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

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

																											
<p>2. Constraints</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="400 884 2114 922">Flood Risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="400 922 1592 960">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1592 922 2114 960"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="400 960 1592 999">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1592 960 2114 999"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="400 999 1592 1037">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1592 999 2114 1037"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="400 1037 1592 1075">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1592 1037 2114 1075"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="400 1075 2114 1114">Commentary:</td> </tr> <tr> <th colspan="2" data-bbox="400 1114 2114 1152">Infrastructure Requirements</th> </tr> <tr> <td data-bbox="400 1152 1592 1190">New Highways Access Required:</td> <td data-bbox="1592 1152 2114 1190"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="400 1190 1592 1228">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1592 1190 2114 1228"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="400 1228 1592 1267">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1592 1228 2114 1267"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="400 1267 1592 1305">Significant Investment in walking/public transport required:</td> <td data-bbox="1592 1267 2114 1305"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="400 1305 1592 1343">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1592 1305 2114 1343"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="400 1343 2114 1393">Commentary: There is existing access onto the site from Brays Lane. Investment in walking (as there is no public</td> </tr> </tbody> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>	Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	Significant Investment in walking/public transport required:	<input type="checkbox"/>	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>	Commentary: There is existing access onto the site from Brays Lane. Investment in walking (as there is no public	
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Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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

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

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

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

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

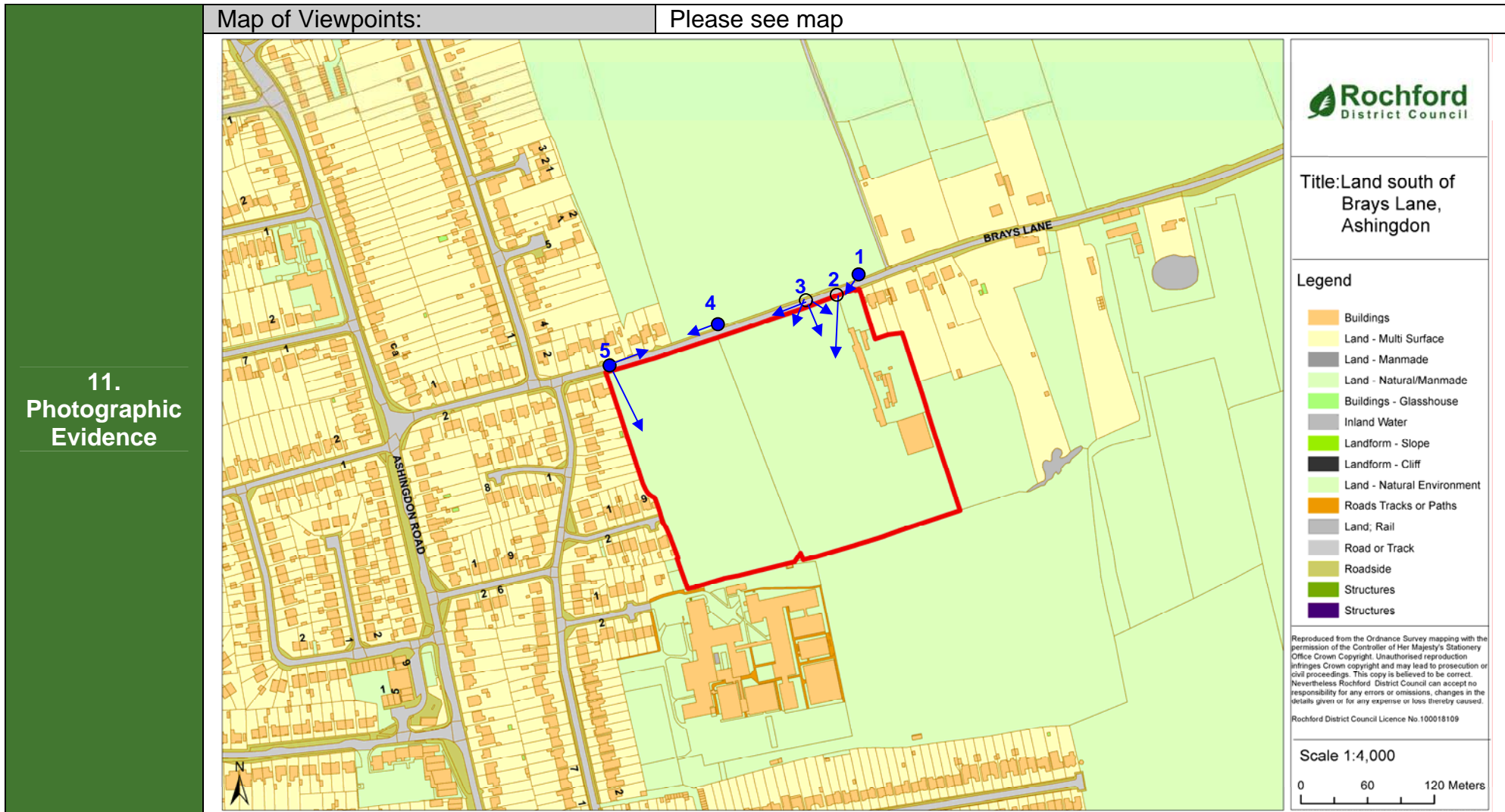
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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





Viewpoint 1



Viewpoint 2



Viewpoint 3 (Looking south east)



Viewpoint 3 (Looking south)



Viewpoint 3 (Looking south west)



Viewpoint 3 (Looking west)



Viewpoint 4



Viewpoint 5 (Looking south)



Viewpoint 5 (Looking east)

**12. Other
Issues and
Summary**

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

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

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

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

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


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

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

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

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

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

	
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 adjacent to Brays Lane and there is potential access onto the highway network, however,	

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

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

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

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

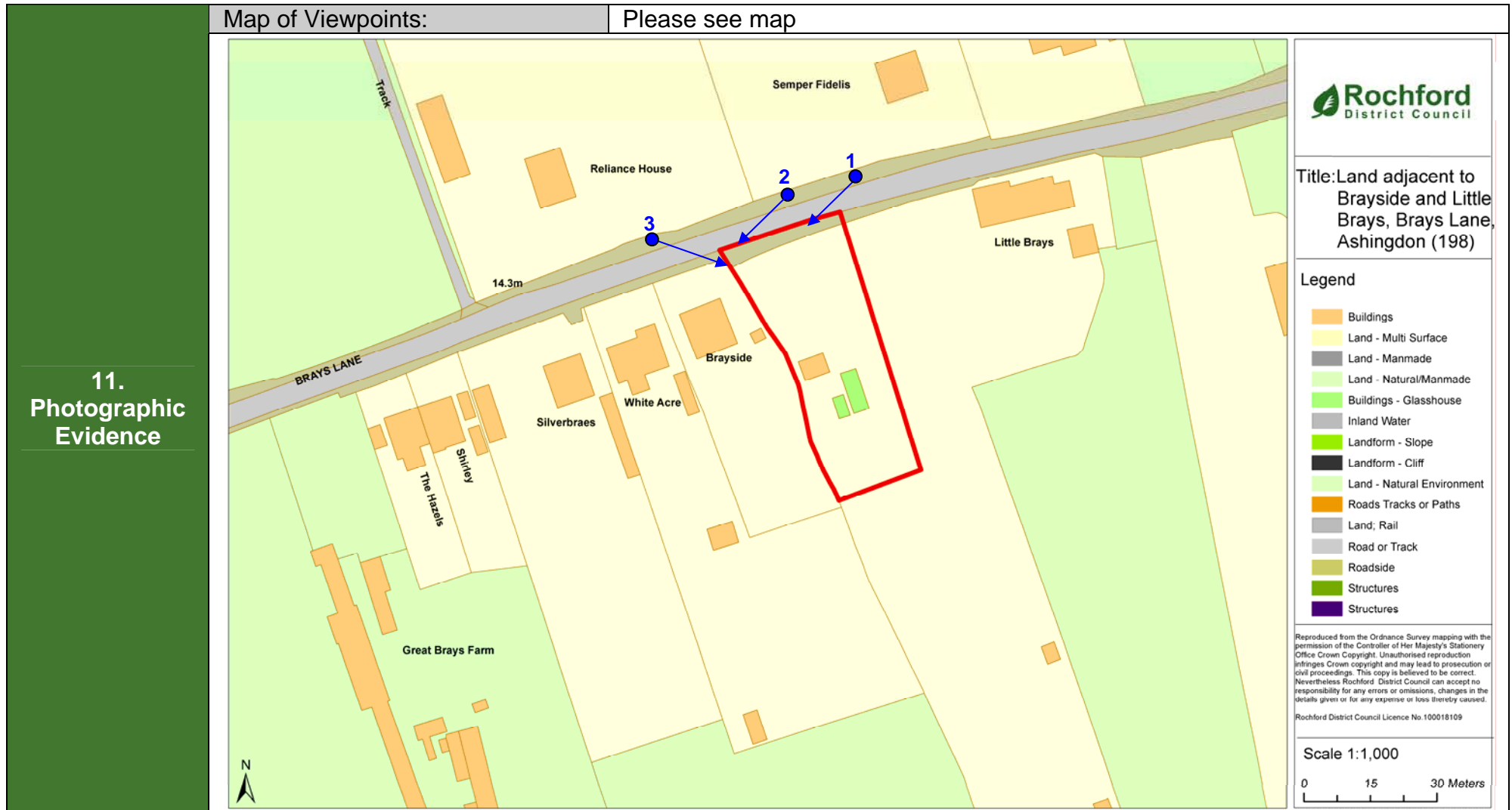
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	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.
8. Site Sustainability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

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

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





Viewpoint 1



Viewpoint 2



Viewpoint 3

**12. Other
Issues and
Summary**

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

Generally there are no onsite constraints.

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

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

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

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

8 South West Hullbridge

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

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

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

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

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

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

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

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

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

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

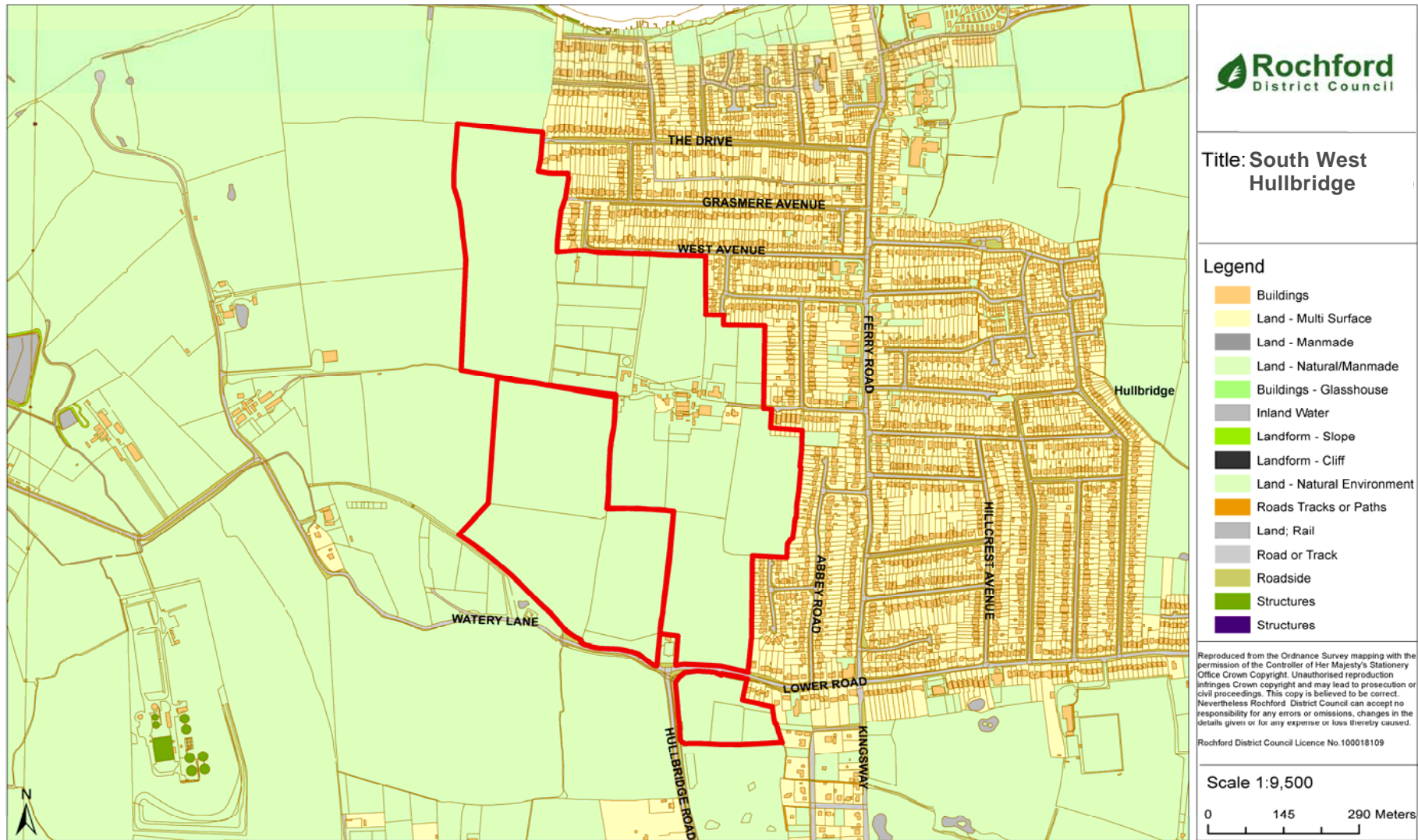



Figure 6 – Sites assessed within the general location of South West Hullbridge

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

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

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

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

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

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

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

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

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

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

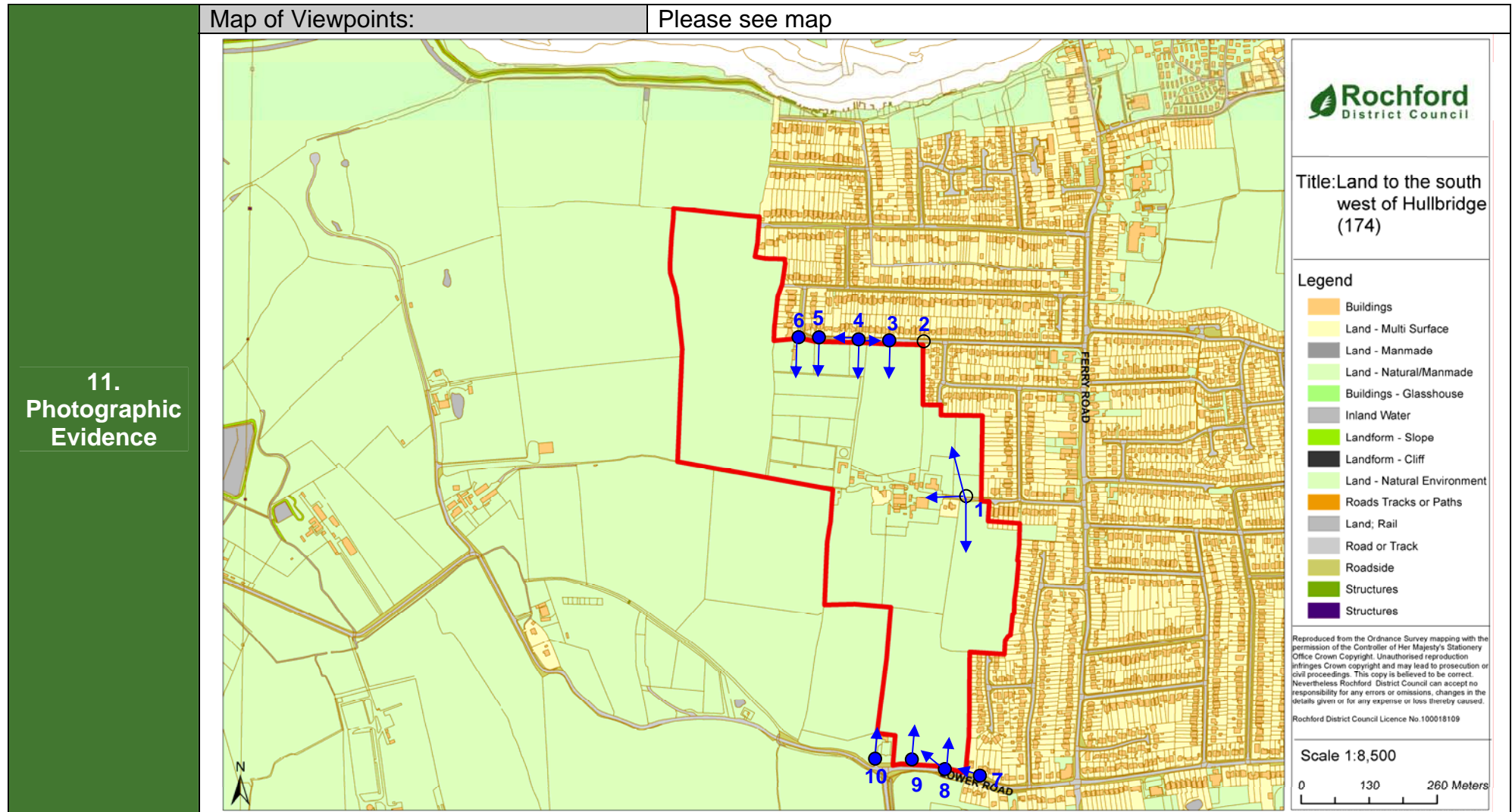
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within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

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

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

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





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking west)



Viewpoint 1 (Looking north)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking east)



Viewpoint 4 (Looking south)



Viewpoint 4 (Looking west)



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8 (Looking north)



Viewpoint 8 (Looking northwest)



Viewpoint 9



Viewpoint 10

12. Other
Issues and
Summary

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

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

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


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

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

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

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

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

																									
2. Constraints	<table border="1"> <tr> <td colspan="2" data-bbox="1160 922 1339 959" style="text-align: center;">Flood Risk</td> </tr> <tr> <td data-bbox="389 959 1615 999">Zone 1: Low Probability (<0.1% probability of annual flooding)</td> <td data-bbox="1615 959 2112 999" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 999 1615 1038">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1615 999 2112 1038" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1038 1615 1078">Zone 3a: High Probability (>1% probability of annual flooding)</td> <td data-bbox="1615 1038 2112 1078" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1078 1615 1118">Zone 3b: The Functional Floodplain (>5% probability of annual flooding)</td> <td data-bbox="1615 1078 2112 1118" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="389 1118 2112 1158">Commentary:</td> </tr> <tr> <td colspan="2" data-bbox="1032 1158 1469 1195" style="text-align: center;">Infrastructure Requirements</td> </tr> <tr> <td data-bbox="389 1195 1615 1235">New Highways Access Required:</td> <td data-bbox="1615 1195 2112 1235" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1235 1615 1275">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1615 1235 2112 1275" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1275 1615 1315">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1615 1275 2112 1315" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1315 1615 1355">Significant Investment in walking/public transport required:</td> <td data-bbox="1615 1315 2112 1355" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1355 1615 1380">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1615 1355 2112 1380" style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Flood Risk		Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>	Commentary:		Infrastructure Requirements		New Highways Access Required:	<input checked="" type="checkbox"/>	Significant Investment in Existing Foul Sewerage Required:	<input 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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Significant Investment in walking/public transport required:	<input type="checkbox"/>																								
Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

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

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

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

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

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

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

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

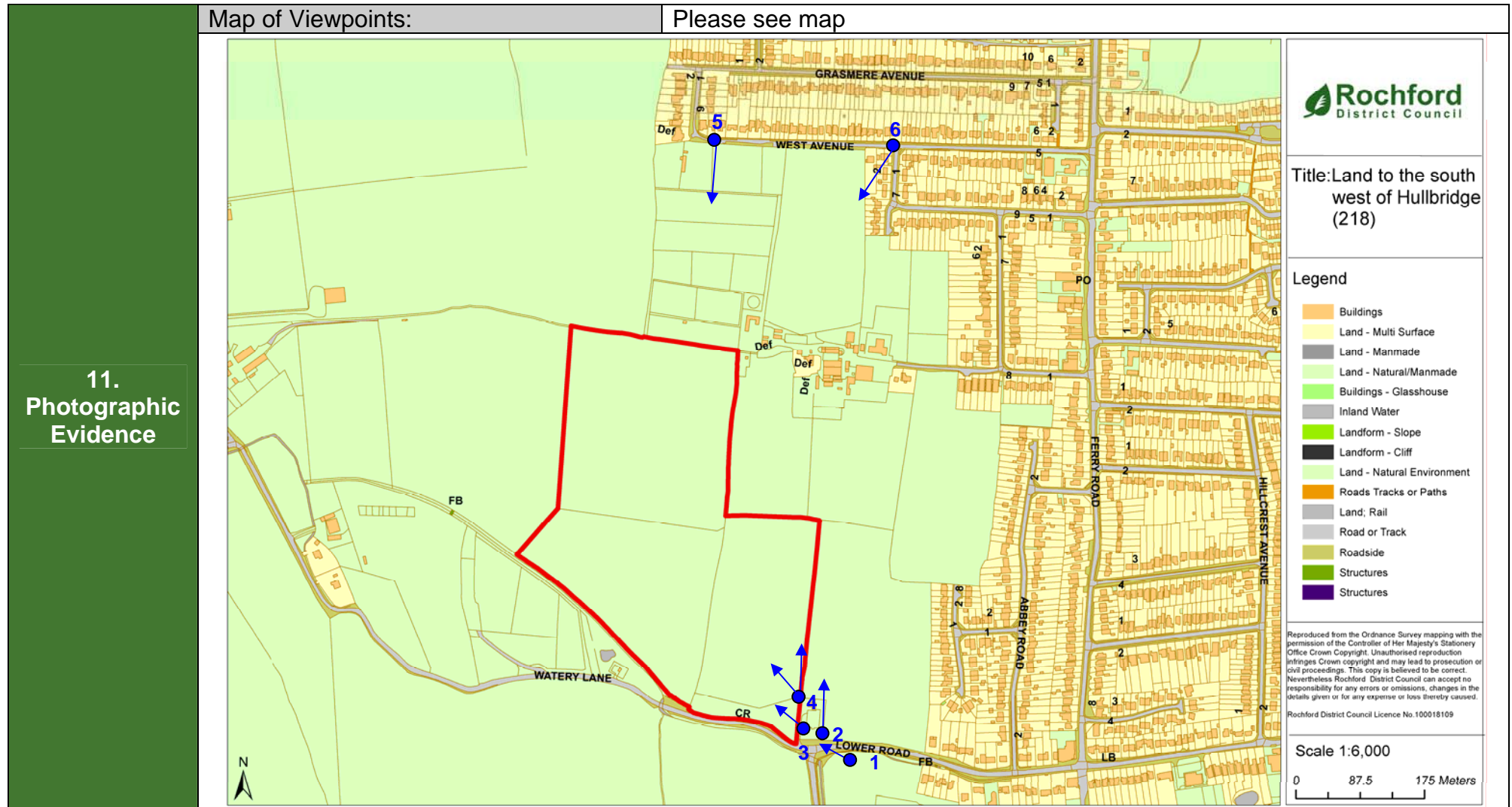
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	It is noted that the Coastal Protection Belt is adjacent to the site along its northern boundary.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 36. This zone extends to the north west of Hullbridge to meet the River Crouch. The open area is sensitive to development.	

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

9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the eastern, southern and northern boundaries which provide enclosure for the site. However, the site is not enclosed along its western boundary.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The trees and hedgerows along the northern, eastern and western boundaries of the site screen it from view. Although the site is not enclosed along its western boundary, the trees and hedgerows along the northern side of Watery Lane generally screen the site from the western approach. The trees and hedgerows along the eastern and south eastern boundary, and the building to the south east of the site, largely screen it from the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, where there is a transparent, metal gate to the south east corner, there are some views of the site from the public highway. Generally however there are not open views across the site, despite the northwards incline from Watery Lane.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	13.40 hectares (gross) 50% - 6.70 hectares (net) 75% - 10.05 hectares (net)
		Estimated capacity for the site:	201-302 at 30 dwellings per hectare 235-352 at 35 dwellings per hectare





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking north/north west)



Viewpoint 4 (Looking north)



Viewpoint 5



Viewpoint 6

**12. Other
Issues and
Summary**

This site is grade 3 agricultural land located to the north of Watery Lane to the south west of Hullbridge. Although it is not adjacent to the existing residential area which is designated to the east, it is in proximity, and it is reasonably well related to local services and facilities within Hullbridge such as healthcare facilities, shops and open space. This site is adjacent to Watery Lane to the south; however, new highways access onto the site would be required. It is not in immediate proximity to areas of ecological interest, however, there are designated areas to the north of the site along the banks of the river Crouch, and there is a Local Wildlife Site further to the south / south west of the site. The site is under the approximate minimum site threshold of 19.05 hectares.

In terms of onsite constraints, there is a sewer main also follows the southern boundary of the site and there are overhead lines on the south east corner. There is an increase in the height of the land northwards from Watery Lane, and the Coastal Protection Belt (which is a landscape quality designation) is adjacent to the site along its northern boundary.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. The trees and hedgerows along the northern, eastern and western boundaries of the site screen it from view. Although the site is not enclosed along its western boundary, the trees and hedgerows along the northern side of Watery Lane generally screen the site from the western approach. The trees and hedgerows along the eastern and south eastern boundary, and the building to the south east of the site, largely screen it from the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, where there is a transparent, metal gate to the south east corner, there are some views of the site from the public highway. Generally however there are not open views across the site, despite the northwards incline from Watery Lane.


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

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

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South West Hullbridge' as set out within the Rochford District Core Strategy. Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 201 and 302 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 235 and 352 dwellings based on a calculation of 50% and 75% developable area respectively. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

The site is better related to the site to the east – located to the north of Lower Road (ref: 15; 66; 124; 170; 174; 208a; 208b; 208c) within the general location of 'South West Hullbridge'. It is less well related and is segregated from the site to the south of Lower Road (ref: 17) by roads.

Land to the south east of the junction at Hullbridge Road and Lower Road, Hullbridge: Screened Sites Assessment Proforma (Forming part of Option SWH4)		
1. Site Information	'Call for Sites' Reference:	17
	Site Name:	Land to the south east of the junction at Hullbridge Road and Lower Road
	Site Location:	Hullbridge
	Site Area (hectares):	2.23 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Predominately grassland used for grazing. Relatively flat. Trees and hedgerows along the boundaries of the site. Watercourse along the northern, eastern, southern and western boundaries. Main surface water drainage route to Watery Lane on site.
	Current Use:	Agricultural – short term grazing use
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; golf course
Aerial Photograph:	Please see map	

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

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

3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Low		This site is located to the south of Lower Road and to the east of Hullbridge Road. It is enclosed by residential development to the east, Lower Road and Hullbridge Road to the north and west respectively and a golf course to the south. The enclosure of the site would promote a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Medium	Low	This site is located to the south west of Hullbridge. It is broadly situated between the existing residential area of Hullbridge to the north east and Rayleigh to the south west.
	To assist in safeguarding the countryside from encroachment	Medium		This is greenfield land to the south west of Hullbridge currently used for grazing.
	To preserve the setting and special character of historic towns	Low		This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This is greenfield land to the south west of Hullbridge currently used for grazing.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		This site is adjacent to the existing residential area which is designated to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Ferry Road.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium	Low	The nearest primary school in Hullbridge is approximately 1.3km distance from the site. The nearest secondary school in Rayleigh is over 2.4km distance from the site.

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

	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	Medium	The nearest doctor's surgery in Hullbridge is approximately 950m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in close proximity to a bus route which runs along Lower Road and Hullbridge Road. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low	The nearest train station to the site is in Rayleigh which is over 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High	The nearest local shops and services in Hullbridge are situated on Ferry Road. These are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes	The site is under the approximate minimum site threshold of 19.05 hectares. The site is generally well related to the other sites within the general location of 'South West Hullbridge', to the north of Lower Road and Watery Lane. However, it is segregated from these sites by roads.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	This site is adjacent to Lower Road and Hullbridge Road, however, new highways access would be required.

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

6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	Although not in immediate proximity there is a Local Wildlife Site (R2. Hullbridge Road Meadow) approximately 250m to the south/south east of the site.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated near to Rayleigh town centre, which is designated a Conservation Area and contains numerous Listed Buildings.

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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	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 37 with little modern development. There is high potential for a wide range of surviving deposits with relatively little modern disturbance.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated.

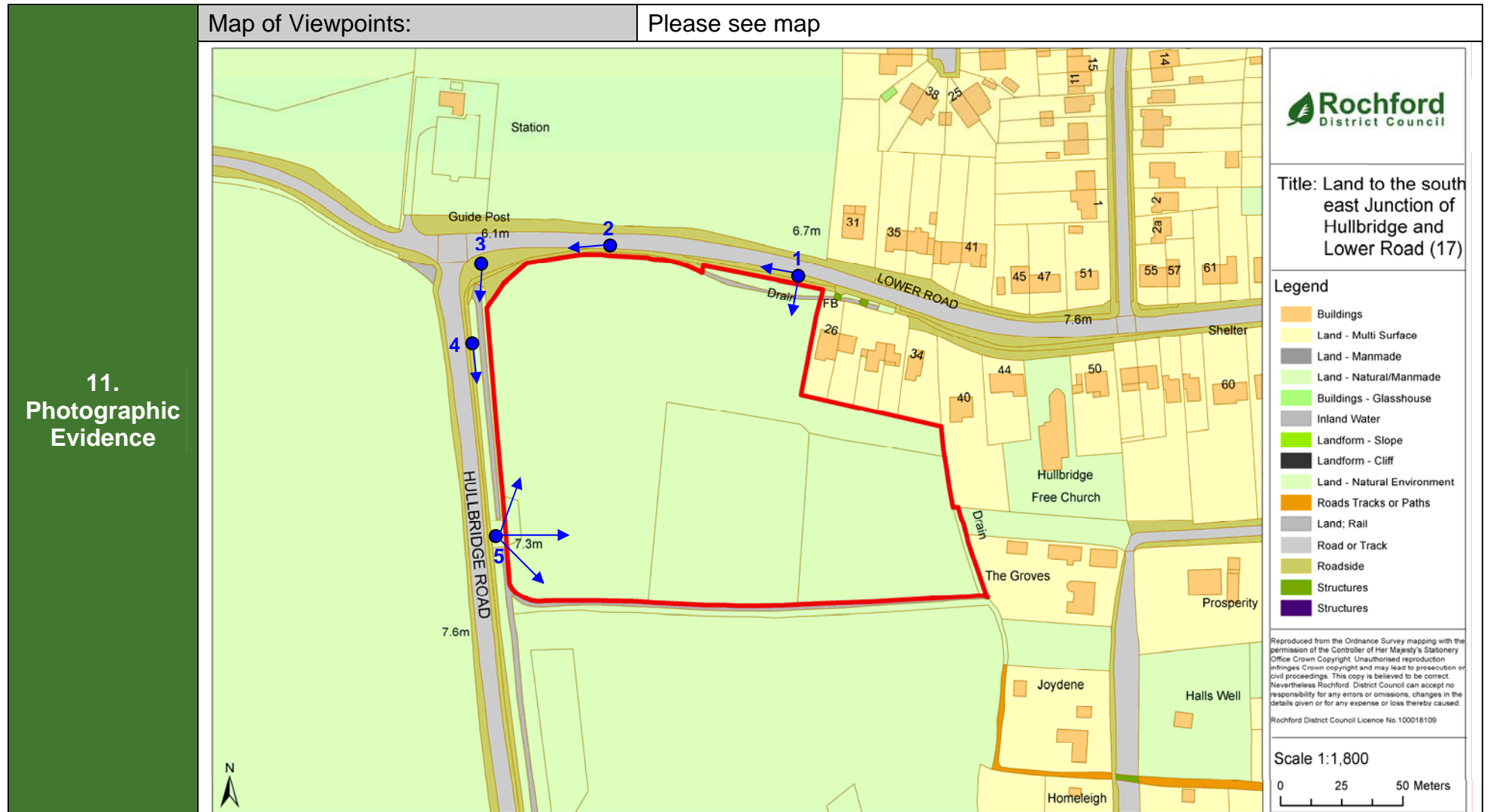
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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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 3 agricultural land, however, it is not currently used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares).
Is the site within a sensitive historic environment landscape character zone?	Medium	The site is situated within Historic Environment Character Zone 37. The open landscape and surviving deposits are sensitive to change.	

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9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the northern, eastern, western and southern boundaries of the site which provide enclosure. However, where there is low, transparent fencing and a gate located towards the south western corner of the site, the vegetation is sparser. This site is generally well enclosed.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The trees and hedgerows enclose the site and generally screen it from view from the western approach along Watery Lane, the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, the lack of vegetation towards the south western corner, where there is low transparent fencing and a gate, provides open views of the site from Hullbridge Road to the west. There are some open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30-35 dwellings/hectare
		Net development site area (in hectares):	2.23 hectares (gross) 50% - 1.12 hectares (net) 75% - 1.67 hectares (net)
		Estimated capacity for the site:	34-50 at 30 dwellings per hectare 39-59 at 35 dwellings per hectare





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking west)



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5 (Looking east/south east)



Viewpoint 5 (Looking east/north east)



Viewpoint 5 (Looking east)

12. Other Issues and Summary

This site is an area of grazing land located to the south of Lower Road and east of Hullbridge Road to the south west of Hullbridge. It is adjacent to the existing residential area which is designated to the east, and is generally well related to local services and facilities within Hullbridge such as healthcare facilities, shops and open space. Although this site is adjacent to Lower Road and Hullbridge Road, new highways access would be required. It is not in immediate proximity to areas of ecological interest. The site is under the approximate minimum site threshold of 19.05 hectares.

There are generally no onsite constraints. In terms of landscape impact, this site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares). The trees and hedgerows enclose the site and generally screen it from view from the western approach along Watery Lane, the eastern approach along Lower Road and the southern approach along Hullbridge Road. However, the lack of vegetation towards the south western corner, where there is low transparent fencing and a gate, provides open views of the site from Hullbridge Road to the west. There are some open views across the site.

This site is enclosed by residential development to the east, Lower Road and Hullbridge Road to the north and west respectively and a golf course to the south. The enclosure of the site would promote a strong and defensible Green Belt boundary.

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

This site would not be able to accommodate the dwelling and infrastructure requirements set out in the Rochford District Core Strategy for this general location. The SHLAA (2012) indicates that this site has the potential to accommodate between 34 and 50 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. At 35 dwellings per hectare the site has the potential to accommodate between 39 and 59 dwellings based on a calculation of 50% and 75% developable area respectively.

However, this site is generally well related to the other sites within the general location of 'South West Hullbridge', to the north of Lower Road (ref: 15; 66; 124; 170; 174; 208a; 208b; 208c) and to the north of Watery Lane (ref: 218). However, it is segregated from these sites by roads.

9 South Canewdon

9.1 The Rochford District Core Strategy sets out the following requirements for South Canewdon:

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

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

60 dwellings/30dph = 2 hectares (net)

2 hectares is 50% of **4.00** hectares (gross)

2 hectares is 75% of **2.67** hectares (gross)

9.3 For approximately 60 dwellings, a minimum site size of 2.67 hectares would be required.

9.4 The updated Sustainability Appraisal suggested that if Option SC3 with the Discussion and Consultation Document is taken forward in the Allocations process, then the boundary of this option should be amended to exclude the small site to the west of the road leading to St Nicholas Church, and if possible extended northwards towards St Nicholas Church. As such the site to the west of Ash Green (reference WAG1) has been included within this assessment. All of the sites have been assessed using the same methodology.

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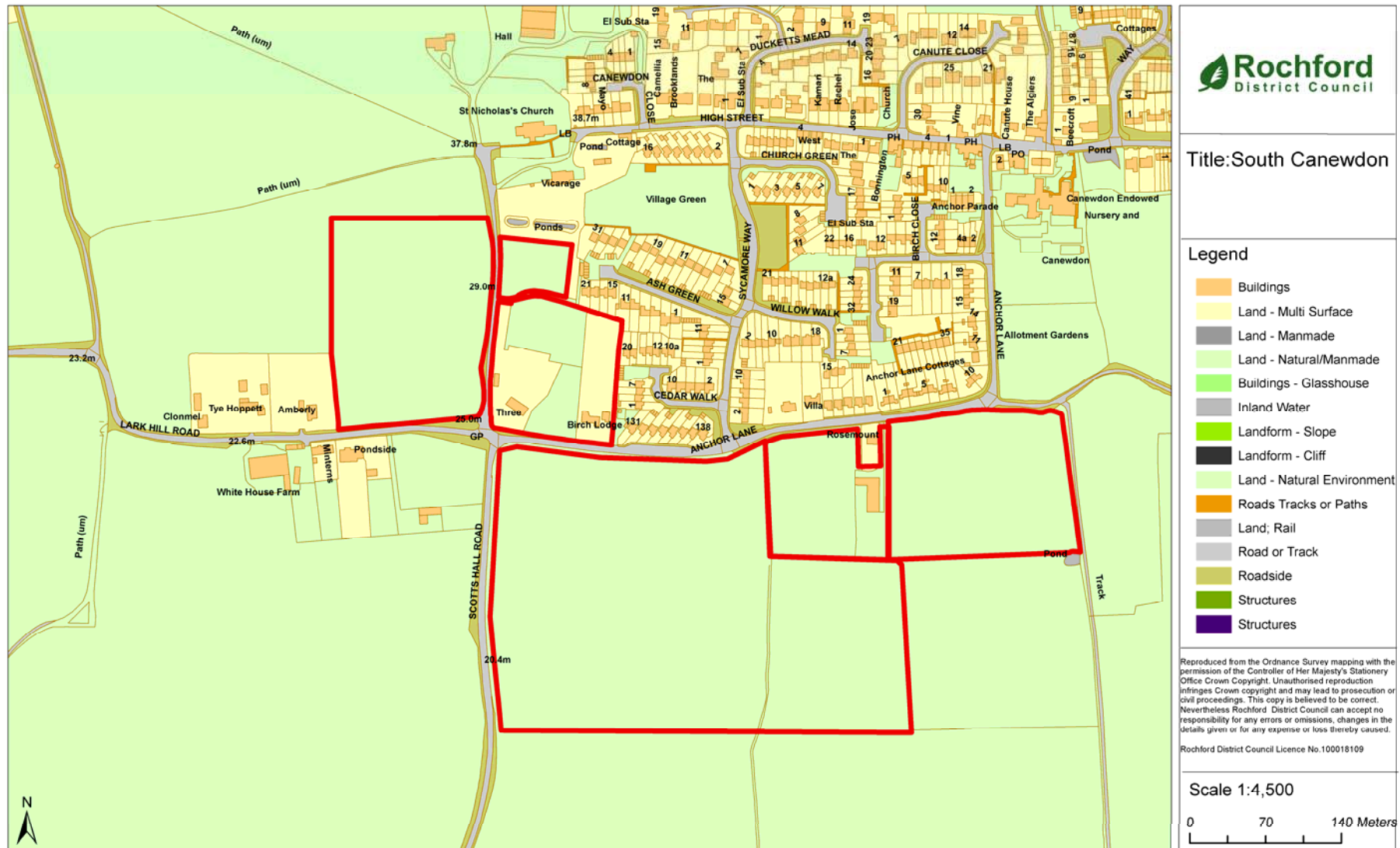



Figure 7 – Sites assessed within the general location of South Canewdon

Land at Three Acres and Birch Lodge, Canewdon: Screened Sites Assessment Proforma (Forming part of Options SC3 and SC4)		
1. Site Information	'Call for Sites' Reference:	4
	Site Name:	Land at Three Acres and Birch Lodge
	Site Location:	Anchor Lane, Canewdon
	Site Area (hectares):	1.4 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land with some previously developed land. Two dwellings and a disused riding school on site. Trees and hedgerows on site. Increase in the height of the land northwards from Anchor Lane. Low, transparent wooden fencing predominantly along the northern, western and eastern boundaries of the site. Watercourse along the western boundary of the site which is diverted underground at the southern end. Trees and hedgerows along the western, northern, southern and eastern boundaries of the site. Two entrances providing access to two dwellings from Anchor Lane. Areas of hardstanding on site. Anchor Lane to the south and a road to the west of the site.
	Current Use:	Residential; paddock
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/greenfield land; Green Belt/agricultural land
Aerial Photograph:	Please see map	

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

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	the existing sewerage network may be required. Investment in walking (as there is no public footpath along the north side of Anchor Lane) would be required and investment in public transport may also be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. It is bounded by roads to the south and west, residential development to the east and greenfield land to the north. This site would enable the creation of a strong and defensible Green Belt boundary.
	To prevent neighbouring towns from merging into one another	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.
	To assist in safeguarding the countryside from encroachment	Low	The dwellings on site are previously developed land, however, the garden areas/disused riding school are greenfield land. This site would not encroach onto agricultural land.
	To preserve the setting and special character of historic towns	High	The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	The site is predominantly greenfield land with some previously developed land adjacent to the existing residential area of Canewdon to the north of Anchor Lane.	

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4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is adjacent to the existing residential area to the east.
	Is the site well related to a town/village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.	
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No		The site is under the approximate minimum site threshold of 2.67 hectares. There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road and to the south of Anchor Lane, although this site has a better relationship with the site to the west of Ash Green. Other sites are not so well related to this site. The updated Sustainability Appraisal of the Allocations Discussion and Consultation Document recommends that this site, if taken forward, should be extended northwards to include the site directly to the north (the area to the west of Ash Green).

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	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	There is existing access onto the highway network from the two dwellings on site.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	The site is not immediately adjacent to a Local Wildlife Site. However, it is notable that R30. Butts Hill Pond and R31. The Finches Local Wildlife Sites are located to the north east and east of the site respectively.

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	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	There are no TPO areas or points in immediate proximity to the site, however, there are several TPO points to the north of the site within the Canewdon Church Conservation Area. These are between 120m and 160m north/north east of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of change discoveries supplemented by some field work. There is high potential for surviving deposits.

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land is not thought to be contaminated. This site also includes some areas of previously developed land, however.

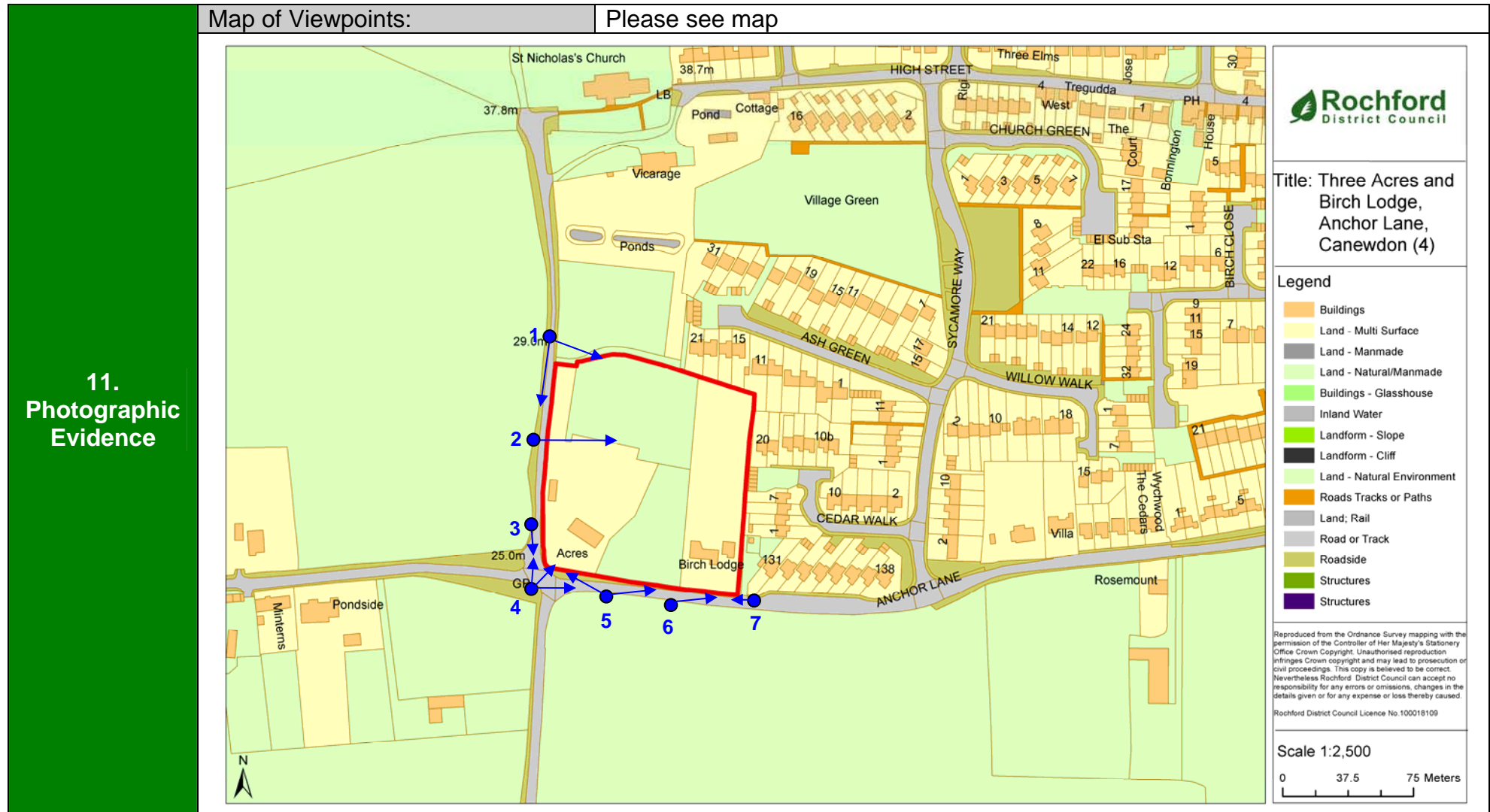
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

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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)	Yes/No		The dwellings on site are previously developed land, but the garden areas/disused riding school are greenfield land.
	Is the site situated on agricultural land? (1, 3, 7)	No		Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No		Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes		
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes		
	Site Sustainability Indicators	Rating	Commentary	
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	Although the site is situated on grade 3 agricultural land, it is not used as such.	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.	
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.	

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	Site Sustainability Indicators	Yes/No	Commentary	
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the western and northern boundaries of the site providing enclosure. It is enclosed by dwellings, garden areas and garages to the east, although there are also trees and hedgerows along the eastern boundary enclosing the site. The site is largely enclosed along the southern boundary fronting Anchor Lane, although the cover is more open in places, particularly along the frontage of the two dwellings.	
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Rating	Commentary	
	Are there open views across the site? (1)	Obscured/ Partially	The site is well enclosed to the north and west in particular, which generally screens the site from the public highway to the west (from the western approach along Anchor Lane and the road running along the western boundary of the site to St Nicholas Church). The presence of the two dwellings and access points along the southern boundary provide partial open views of the frontage of the site from Anchor Lane, however, the trees and hedgerows largely screen the site from the public highway on the southern approach from Scotts Hall Road. The site is particularly open along the south eastern boundary of the site, and enables some views of the site from the eastern approach along Anchor Lane, but the presence of a dwelling ensures that there are not open views across the site. The site is generally well screened from the public highway and does not afford open views across it.	
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare	
		Net development site area (in hectares):	1.4 hectares (gross) 75% - 1.05 hectares (net) 90% - 1.26 hectares (net)	
		Estimated capacity for the site:	32 - 38 dwellings	





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking east/south east)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking north east)



Viewpoint 4 (Looking north/north east)



Viewpoint 4 (Looking east)



Viewpoint 5 (Looking east)



Viewpoint 5 (Looking west)



Viewpoint 6



Viewpoint 7

**12. Other
Issues and
Summary**

This site is predominantly greenfield land with some previously developed land consisting of two dwellings, garden areas and a disused riding school located to the north of Anchor Lane. It is located adjacent to existing residential development which is designated to the east. There is existing access onto the highway network from the two dwellings on site. It is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest. However, the site is under the approximate minimum site threshold of 2.67 hectares.

There are no onsite constraints as such.

The height of the land increases northwards from Anchor Lane towards the St Nicholas Church.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site. It is well enclosed along its northern and western boundaries in particular, which generally screens the site from the public highway to the west. The presence of the two dwellings and access points along the southern boundary provide partial open views of the frontage of the site from Anchor Lane, however, the trees and hedgerows largely screen the site from the public highway on the southern approach from Scotts Hall Road. The site is particularly open along the south eastern boundary of the site, and enables some views of the site from the eastern approach along Anchor Lane, but the presence of a dwelling ensures that there are not open views across the site. The site is generally well screened from the public highway and does not afford open views across it.

It is bounded by Anchor Lane to the south and a road to the west (leading to St Nicholas Church), residential development to the east and greenfield land to the north. This site is adjacent to the existing residential area to the north of Anchor Lane and would enable the creation of a strong and defensible Green Belt boundary. The location of this site would not encourage coalescence with neighbouring towns or villages.

The Canewdon Church Conservation Area abuts the site along its northern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is potential that the site is within an area of archaeological interest, which could be sensitive to change.

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 32 and 38 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road (ref: 193) and to the south of Anchor Lane (ref: 165), although this site has a better relationship with the site to the west of Ash Green (ref: WAG1). Other sites are not so well related to this site. The updated Sustainability Appraisal of the Allocation Discussion and Consultation Document recommends that this site, if taken forward, should be extended northwards to include the site directly to the north (the area to the west of Ash Green) if possible.

However, if this site and the site to the west of Ash Green (ref: WAG1) were allocated the site area would be less than the approximate minimum site threshold of 2.67 hectares (and give a site size of 1.8 hectares). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 41 and 49 dwellings. This figure is below the dwelling requirement for 'South Canewdon' as set out in the Rochford District Core Strategy.

At 35 dwellings per hectare, the site would not meet the dwelling requirements:

$$1.8 * 75\% = 1.35 * 35\text{dph} = 47 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 35\text{dph} = 57 \text{ dwellings}$$

At 40 dwellings per hectare, the site would meet the dwelling requirements if 90% of the site area was developable:

$$1.8 * 75\% = 1.35 * 40\text{dph} = 54 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 40\text{dph} = 65 \text{ dwellings}$$

Furthermore other issues such as the impact on the Canewdon Church Conservation Area and the neighbouring Listed Buildings would need to be taken into consideration.

Land to South of Canewdon, Anchor Lane, Canewdon: Screened Sites Assessment Proforma (Forming part of Options SC1 and SC4)		
1. Site Information	'Call for Sites' Reference:	165
	Site Name:	Land to south of Canewdon
	Site Location:	Anchor Lane, Canewdon
	Site Area (hectares):	8.09 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Increase in height of the land northwards towards Anchor Lane and eastwards towards Sycamore Way. Partial hedgerows and trees along the northern, eastern and western boundaries of the site. Partial watercourse along the eastern boundary of the site. Decrease in land level from Anchor Lane and Scotts Hall Road to the site along the northern and eastern boundaries.
	Current Use:	Agricultural
	Proposed Use:	Residential; public open space
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; residential
	Aerial Photograph:	Please see map



2. Constraints

Flood Risk

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

Commentary:

Infrastructure Requirements

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

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	<p>Commentary: The site bounds both Anchor Lane to the north and Scotts Hall Road to the west. New highways access onto Anchor Lane or Scotts Hall Road would be required. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. There is an existing footpath to the north of the site along the northern side of Anchor Lane but there is no footpath on the southern side of Anchor Lane or along Scotts Hall Road on the western boundary of the site. Some investment in walking and public transport may be required.</p>		
<p>3. Green Belt Impact Assessment</p>	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>	<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>Medium</p>	<p>This site is situated to the south/south west of the existing residential area of Canewdon. It is bounded by roads to the north and west. To the south and east is open, agricultural land.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Low</p>	<p>This site is situated to the south/south west of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>High</p>	<p>This site is agricultural land located to the south of Anchor Lane to the south of Canewdon. However this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane) into the open countryside.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Medium</p>	<p>There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site. If the whole site were to be allocated and developed it would impact on the setting of Canewdon.</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 located to the south of Anchor Lane to the south of Canewdon.</p>

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

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

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

	Site Sustainability Indicators	Yes/No	Commentary
5. Site Sustainability Issues – Site Restraints	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is over the approximate minimum site threshold of 2.67 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds both Anchor Lane to the north and Scotts Hall Road to the west. New highways access onto Anchor Lane or Scotts Hall Road would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	

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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)	No	There are two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located to the north and north east of the site respectively.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site.
	Is the site in proximity to a Listed Building? (11)	No	The site is not in immediate proximity to a Listed Building, however, it is noted that there is a Grade II Listed Building to the west and other buildings such as the Grade II* Church of St. Nicholas further to the north.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic dispersed settlement pattern and overall structure of fields, tracks and roads survives well within Historic Environment Character Zone 13. The likelihood of extensive archaeological deposits and a lack of development within this zone indicates good potential for surviving deposits.

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

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

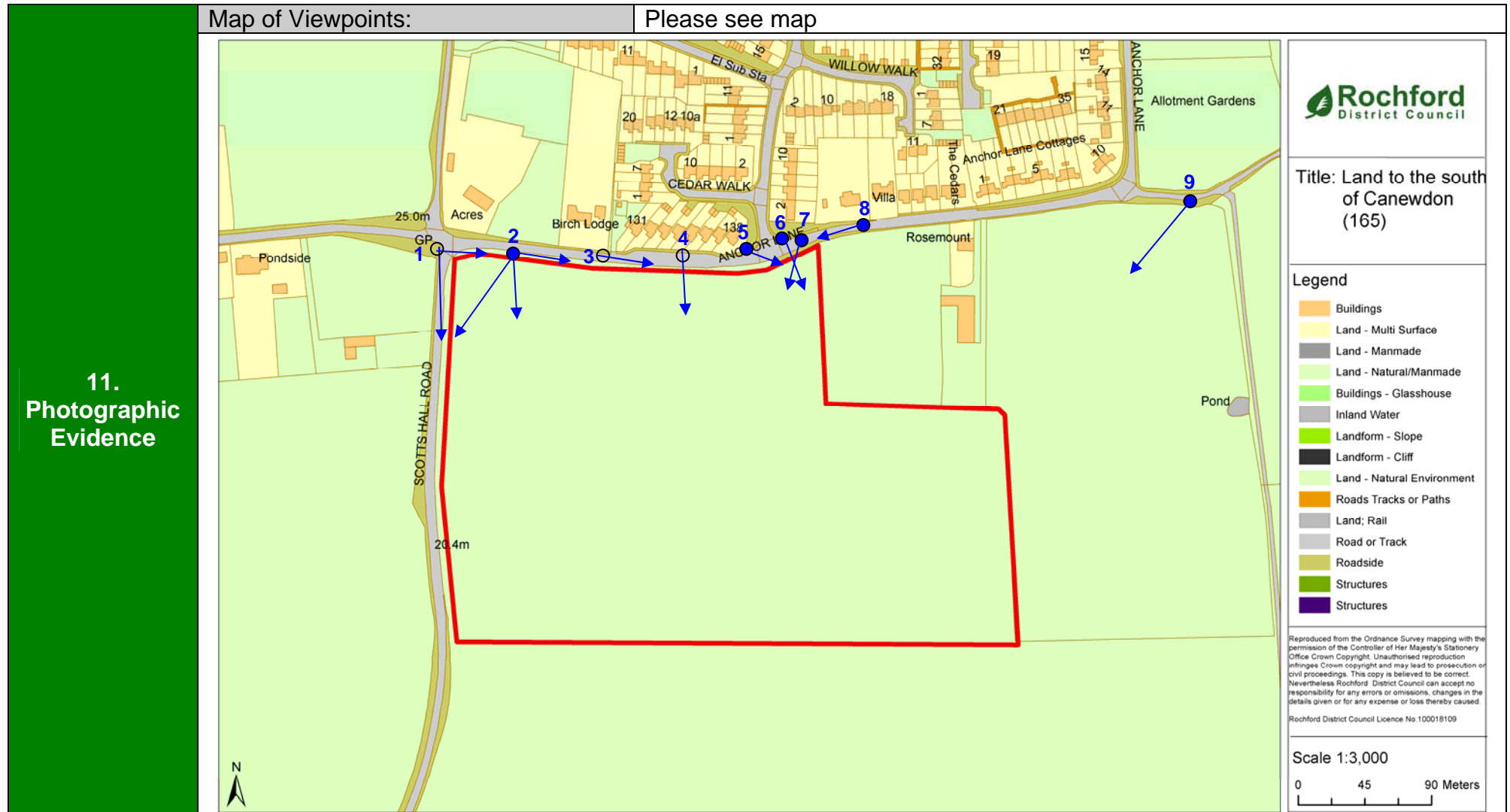
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	High	This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are hedgerows along part of the northern and western boundaries predominantly towards the north eastern and south western sections of the site providing minimal enclosure. There are some trees and hedgerows along the eastern boundary of the site. There are no trees and hedgerows or other features along the southern boundary of the site.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully	The site is not well enclosed along its northern, eastern or western boundaries. It is not enclosed along the southern boundary. There is some screening of the site from the southern approach along Scotts Hall Road by the, albeit low, hedgerows along the western boundary of the site. However, the low hedgerows combined with the northwards and eastwards rise in

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

			<p>the slope of the land enhances the open views of the site from the public highway, particularly from the south. The lack of trees and hedgerows towards the north western corner of the site around the junction of Scotts Hall Road, Lark Hill Road and Anchor Lane ensures significant open views across the site from the western approach along Lark Hill Road towards the junction, and northwards from the road leading to the church. The low hedgerows and sporadic trees predominantly towards the north eastern section of the site and the trees and hedgerows further to the east of the site bounding Anchor Lane provides some screening of the site from the eastern approach along Anchor Lane, although the low hedgerows still provide some views of the site from Anchor Lane/Sycamore Way. Trees and hedgerows further to the east of the eastern boundary of the site screen the site from the public footpath (which runs southwards from Gardeners Lane). There are significant open views of the site from the public highway.</p>	
<p>10. Potential Capacity</p>	<p>Residential Use Potential Site Capacity</p>	<p>Estimated appropriate density for the area:</p>	<p>30 dwellings/hectare</p>	
		<p>Net development site area (in hectares):</p>	<p>8.09 hectares (gross) 50% - 4.05 hectares (net) 75% - 6.07 hectares (net)</p>	<p>2.65 hectares (gross) 50% - 1.33 hectares (net) 75% - 1.99 hectares (net)</p>
		<p>Estimated capacity for the site:</p>	<p>122 - 182 dwellings (whole site)</p>	<p>40 - 60 dwellings</p>





Viewpoint 1 (Looking south)



Viewpoint 1 (Looking east)



Viewpoint 2 (Looking south west)



Viewpoint 2 (Looking south)



Viewpoint 2 (Looking east)



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9

**12. Other
Issues and
Summary**

This site is an area of open grade 3 agricultural land located to the south of Anchor Lane to the south of Canewdon. It is in proximity to the existing residential area to the north/north east (on the northern side of Anchor Lane). The site is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. The site is not in immediate proximity to areas of ecological interest. The site is over the approximate minimum site threshold of 2.67 hectares.

There are no notable onsite constraints. However, the height of the land increases northwards towards Anchor Lane and eastwards towards Sycamore Way, and there is a decrease in the land level from Anchor Lane and Scotts Hall Road to the site along the northern and eastern boundaries.

This site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (>5 hectares) and new settlements. Although not situated within any landscape designations, it is notable that the Coastal Protection Belt and the Upper Crouch Special Landscape Area are designated to the north west of the site. The site is not well enclosed along its northern, eastern or western boundaries, and is not enclosed along the southern boundary. There is some screening of the site from the southern approach along Scotts Hall Road by the, albeit low, hedgerows along the western boundary of the site. However, the low hedgerows combined with the northwards and eastwards rise in the slope of the land enhances the open views of the site from the public highway, particularly from the south. The lack of trees and hedgerows towards the north western corner of the site around the junction of Scotts Hall Road, Lark Hill Road and Anchor Lane ensures significant open views across the site from the western approach along Lark Hill Road towards the junction, and northwards from the road leading to the church. The low hedgerows and sporadic trees predominantly towards the north eastern section of the site and the trees and hedgerows further to the east of the site bounding Anchor Lane provide some screening of the site from the eastern approach along Anchor Lane, although the low hedgerows still provide some views of the site from Anchor Lane / Sycamore Way. Trees and hedgerows further to the east of the eastern boundary of the site screen the site from the public footpath (which runs southwards from Gardeners Lane). There are significant open views of the site from the public highway.

The site is not in immediate proximity to the two Conservation Areas within Canewdon or any Listed Buildings. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

It is bounded by roads to the north and west. To the east is a hedgerow. However, to the south are open, agricultural fields, making the provision of a defensible Green Belt boundary potentially challenging. It is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages. However this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane), projecting into the Green Belt.

The SHLAA (2012) indicates that this site has the potential to accommodate between 122 and 182 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This is significantly greater than the dwelling requirement within the Rochford District Core Strategy. The SHLAA (2012) suggests that a proportion of the site (approximately 2.65 hectares) could be used to accommodate between 40 and 60 dwellings at a density of 30 dwellings per hectare on a developable area of 50% and 75% respectively.

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

Land at Rosemount, Anchor Lane, Canewdon: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	140a; 140b
	Site Name:	Land at Rosemount
	Site Location:	Anchor Lane, Canewdon
	Site Area (hectares):	1.5 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land. Slight increase in height of the land northwards towards Anchor Lane and eastwards towards Gardeners Lane. Agricultural building with some hardstanding towards the south east corner of the site. Predominately grassland. One large tree to the south of the site. Trees and hedgerows along the northern, eastern, southern and western boundaries of the site. Track running along the eastern boundary of the site to the agricultural building.
	Current Use:	Grassland; agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Green Belt/agricultural land; residential
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

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

Commentary:

Infrastructure Requirements

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

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

	<p>Commentary: The site bounds Anchor Lane to the north, and there is existing access onto the site from Anchor Lane via a track to the east of Rosemount. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. There is an existing footpath to the north of the site along the northern side of Anchor Lane but there is no footpath on the southern side of Anchor Lane. Some investment in walking and public transport may be required.</p>		
<p>3. Green Belt Impact Assessment</p>	<p>NPPF (paragraph 80) – Green Belt Objectives</p>	<p>Rating</p>	<p>Commentary</p>
	<p>To check the unrestricted sprawl of large built-up areas</p>	<p>Medium</p>	<p>This site is situated to the south of the existing residential area of Canewdon. It is bounded by a road to the north, and hedgerows to the east, west and south. This provides a degree of enclosure for the site, but it nevertheless projects into the open Green Belt.</p>
	<p>To prevent neighbouring towns from merging into one another</p>	<p>Low</p>	<p>This site is situated to the south of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.</p>
	<p>To assist in safeguarding the countryside from encroachment</p>	<p>High</p>	<p>This site is predominantly grassland which is greenfield land, and as such this site would not encroach onto agricultural land. However, this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane) into the open countryside.</p>
	<p>To preserve the setting and special character of historic towns</p>	<p>Medium</p>	<p>There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site.</p>
	<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>High</p>	<p>This site is predominantly grassland which is greenfield land.</p>

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

	Site Sustainability Indicators	Rating		Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is in proximity to the existing residential area to the north (on the northern side of Anchor Lane).
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance to Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor’s surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No		The site is under the approximate minimum site threshold of 2.67 hectares. There are other sites in the general location of ‘South Canewdon’ that are in proximity to the site, to the south of Anchor Lane and south of the junction of Anchor Lane and Gardeners Lane. Other sites are not so well related to this site.

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

	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No	
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds Anchor Lane to the north, and there is existing access onto the site from Anchor Lane via a track to the east of Rosemount.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	There are two local wildlife sites (R30. Butts Hill Pond and R31. The Finches) located to the north and north east of the site respectively.

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

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	There are two Conservation Areas within Canewdon. Canewdon Church Conservation Area is located further to the north and Canewdon High Street Conservation Area is located further to the north east of the site.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of change discoveries supplemented by some field work. There is high potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

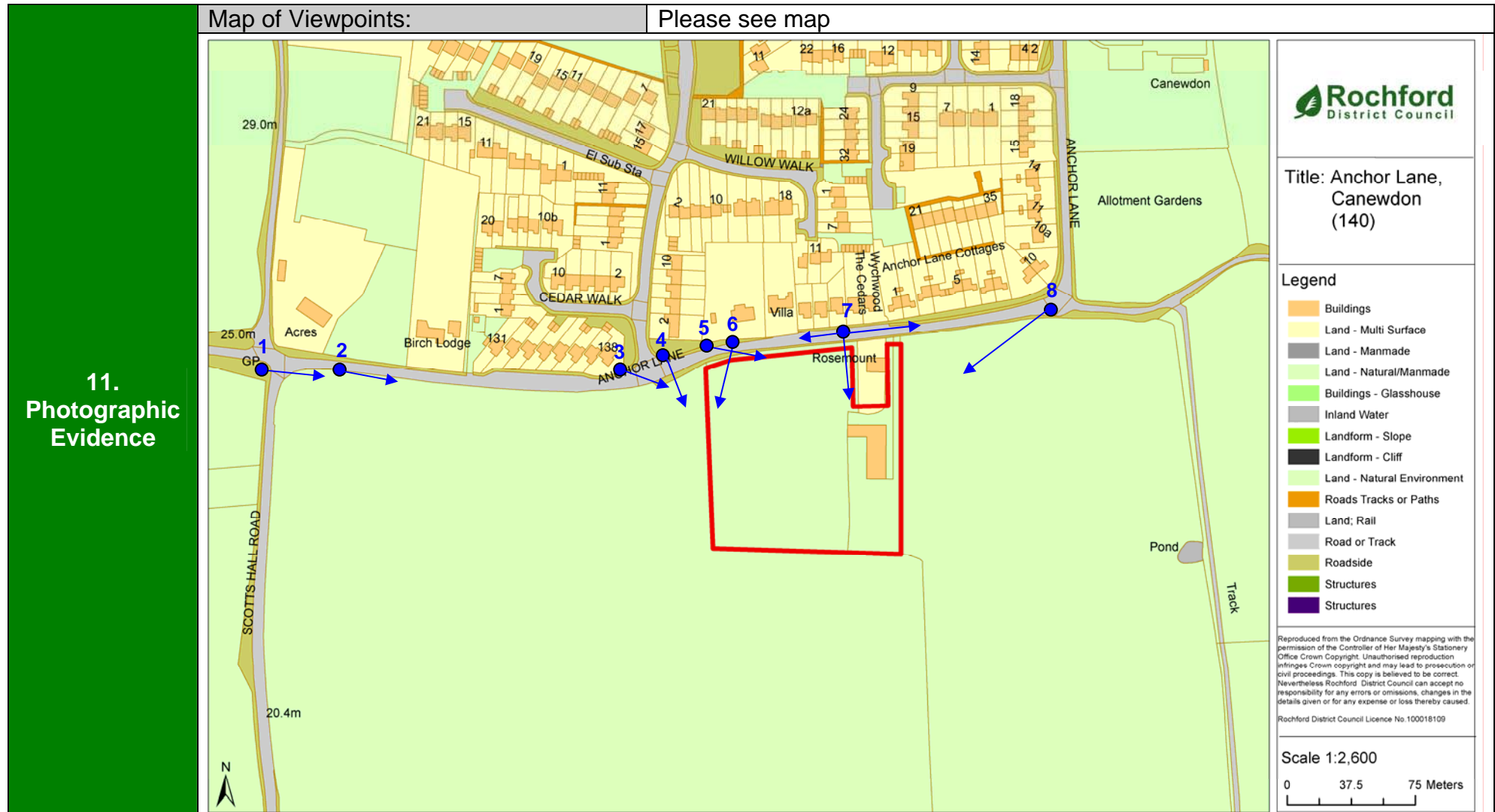
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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

	Is the site within a sensitive historic environment landscape character zone?	High	This site is predominantly situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes	There are trees and hedgerows along the northern, eastern, southern and western boundaries which enclose the site. Where the vegetation is less dense along the northern boundary, the site is enclosed by metal fencing. The dwelling towards the north eastern corner of the site, however, provides further enclosure.
	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured/ Partially	The trees and hedgerows around the site ensure that generally there are not open views across the site. The trees and hedgerows along the northern, eastern and western boundaries screen the site from the eastern and western approach along Anchor Lane. The vegetation is less dense in places along the northern boundary of the site and is enclosed by transparent metal fencing, which affords some open views of the site. Generally there are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare
		Net development site area (in hectares):	Site 140a: 0.3 hectares (net)
			Site 140b: 1.2 hectares (gross) 75% - 0.9 hectares (net) 90% - 1.08 hectares (net)
			Estimated capacity for the site(s):



11. Photographic Evidence



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7 (Looking west)



Viewpoint 7 (Looking south)



Viewpoint 7 (Looking east)



Viewpoint 8

**12. Other
Issues and
Summary**

This site is predominantly greenfield land to the south of Anchor Lane, to the south of Canewdon. The site bounds Anchor Lane to the north, and there is existing access onto the site from Anchor Lane via a track to the east of Rosemount. It is situated to the south of the existing residential area (on the northern side of Anchor Lane). It is predominately grassland but encompasses an agricultural building with some hardstanding towards the south east corner of the site. The site is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. However, the site is under the approximate minimum site threshold of 2.67 hectares.

There are no notable onsite constraints. However, there is a slight increase in height of the land northwards towards Anchor Lane and eastwards towards Gardeners Lane.

In terms of landscape impact, this site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The trees and hedgerows around the site ensure that generally there are not open views across the site. The trees and hedgerows along the northern, eastern and western boundaries screen the site from the eastern and western approach along Anchor Lane. The vegetation is less dense in places along the northern boundary of the site and is enclosed by transparent metal fencing, which affords some open views of the site. Generally there are not open views across the site.

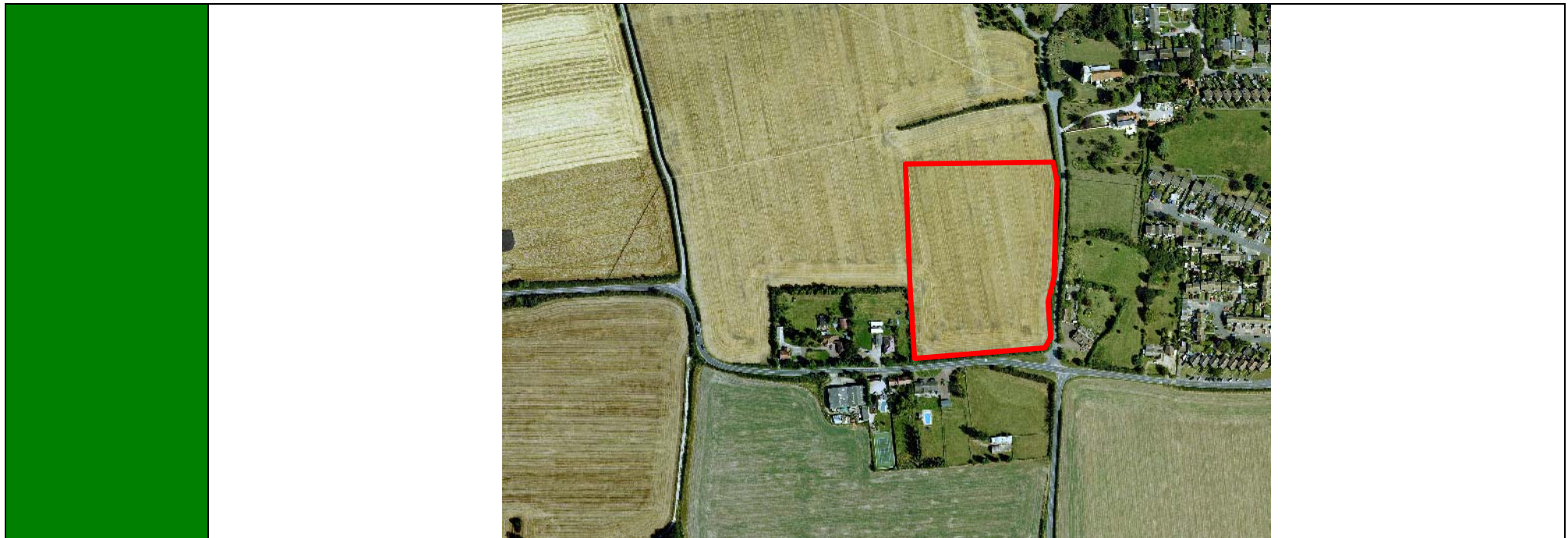
The site is not in immediate proximity to the two Conservation Areas within Canewdon or any Listed Buildings. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

It is bounded by a road to the north, and hedgerows to the east, west and south. This gives the site a degree of enclosure, which gives rise to the potential to create a defensible Green Belt boundary. It is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages. Whilst this site would not encroach onto agricultural land, it would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane) into open countryside.

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 36 and 41 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

Aside from the lack of capacity to deliver the Core Strategy requirements for this general location, as aforementioned, the allocation of this site in isolation would create an island of development within the Green Belt which could undermine the defensibility of the Green Belt boundary in this location. However, there are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the south of Anchor Lane (ref: 165) and south of the junction of Anchor Lane and Gardeners Lane (ref: 223b). These sites are located to the east and west of the site to the south of Gardeners Lane. Other sites are not so well related to this site.

Lark Hill Road, Canewdon: Screened Sites Assessment Proforma (Forming part of Options SC2, SC3 and SC4)		
1. Site Information	'Call for Sites' Reference:	193
	Site Name:	Lark Hill Road
	Site Location:	Canewdon
	Site Area (hectares):	Approximately 2.7 hectares
	Restrictions to Developable Area:	Coastal Protection Belt. Upper Crouch Special Landscape Area.
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Increase in height of the land northwards from Lark Hill Road. Hedgerows along the eastern and south western boundaries of the site. Partial hedgerows along the southern boundary of the site. Partial watercourse along the southern boundary of the site. Watercourse along the eastern boundary of the site. Public footpath to the north of the site. Road along the eastern boundary leading to St Nicholas Church.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; Coastal Protection Belt; Special Landscape Area
	Adjacent Land Use(s):	Green Belt/agricultural land; residential
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

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

Commentary:

Infrastructure Requirements

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

3. Green Belt Impact Assessment	Commentary: The site bounds Lark Hill Road to the south. Although there is an existing road leading to St Nicholas Church along the western boundary of the site, new highways access onto the site would be required. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. Investment in walking (as there is no public footpath along Lark Hill Road, or the northern side of Anchor Lane to the south east of the site) would be required. Some investment in public transport may be required.			
	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	High	This site is situated to the west of the existing residential area of Canewdon (which is located further to the east along Anchor Lane). It can broadly be described as being within the general location of ‘South Canewdon’. It is bounded by a road to the south and east, dwellings to the south west and agricultural land to the north and west. Although this site is enclosed along some of its boundaries, it may not promote the creation of a strong and defensible Green Belt boundary. However, this site if allocated on its own would create an island of residential development in the Green Belt, which could undermine its defensibility. If this site were allocated then the site to the east (ref: 4) would need to be allocated as well.
	To prevent neighbouring towns from merging into one another	Low		This site is situated to the east of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and development of this site would not engender coalescence.
To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the north of Lark Hill Road broadly in the general location to the south of Canewdon. However this site would extend the existing allocated residential area of Canewdon further to the west (to the north of Lark Hill Road).	

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	To preserve the setting and special character of historic towns	High		The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also a Listed Building to the south of the site, to the south of Anchor Lane. This site would have an impact on the setting of Canewdon.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the north of Lark Hill Road broadly in the general location to the south of Canewdon.
4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is less than 800m distance to the existing residential area of Canewdon to the east along Anchor Lane.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance to Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is in close proximity to a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.

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	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	-	The site is just over the approximate minimum site threshold of 2.67 hectares.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes/No	There are no features on site which have the potential to constrain development as such, however, the site is situated within the Coastal Protection Belt.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	However, there is a public footpath to the north of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds Lark Hill Road to the south and west. Although there are existing roads along the eastern and western boundaries of the site, new highways access directly onto the site would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No		

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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)	No	The site is not immediately adjacent to a Local Wildlife Site. However, it is notable that R30. Butts Hill Pond and R31. The Finches are located further to the north east and east of the site respectively.
Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	There are several TPO points to the east of the site within the Canewdon Church Conservation Area. These are between 70m and 150m east of the site.
Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
Is the site within the Green Belt? (1, 3)	Yes	
Is the site within or in proximity to a Conservation Area? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
Is the site in proximity to a Listed Building? (11)	Yes	The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also a Listed Building to the south of the site, to the south of Anchor Lane.

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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.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 3 agricultural land.

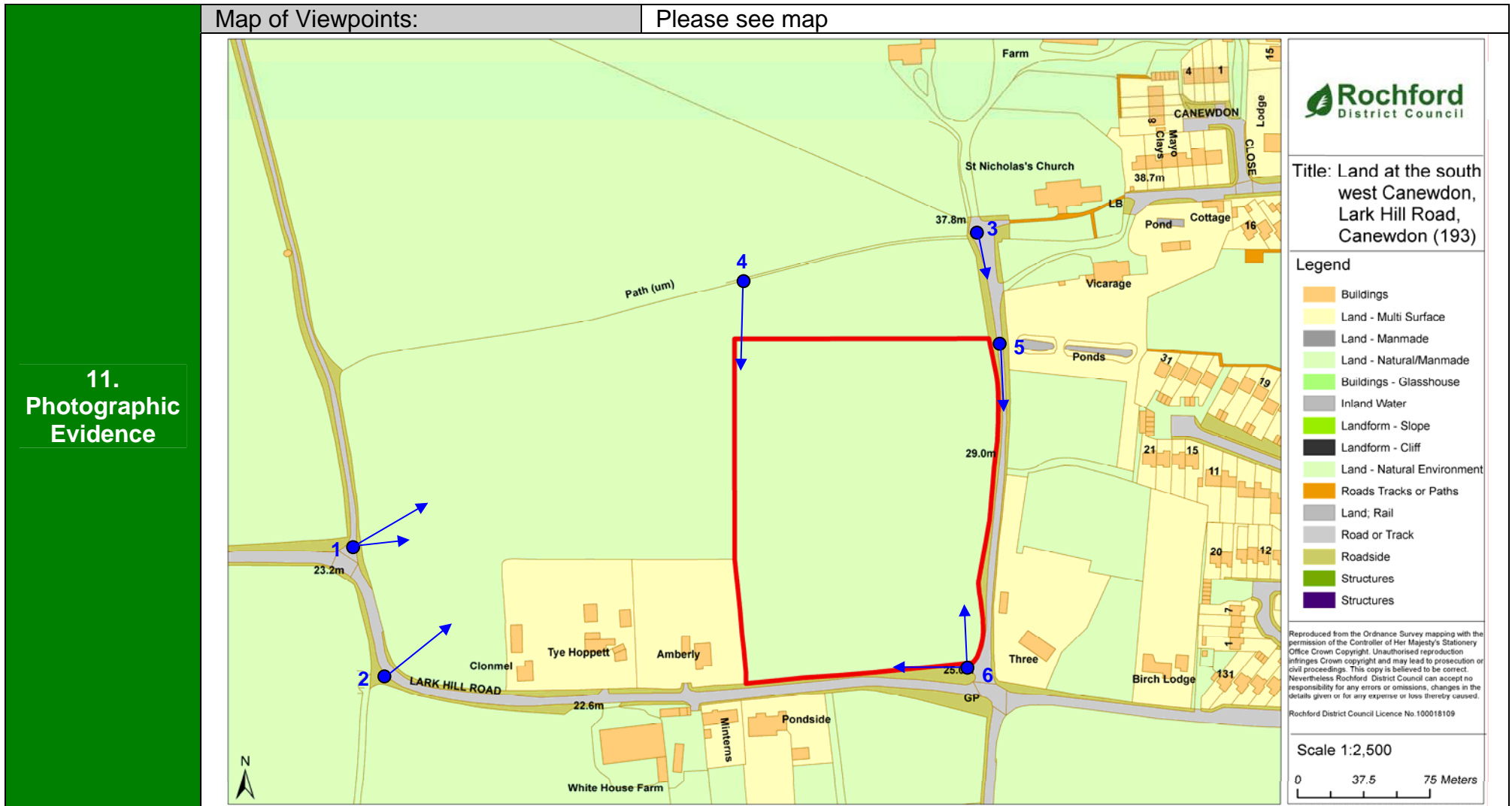
¹ A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	Yes	The entire site is within the Coastal Protection Belt. The site is also in proximity to the Upper Crouch Special Landscape Area which is designated to the north west.
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	Medium	This site is predominantly situated within Historic Environment Character Zone 13. The coherence of dispersed settlement and structure of the historic landscape together with potential buried deposits would suffer if significantly change occurred.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are partial low hedgerows along the southern boundary of the site which provides some enclosure. The site is bounded by dwellings to the south west which provides some enclosure along this boundary, and the low hedgerows along the eastern boundary encloses the site. There are no trees or hedgerows to the south eastern corner of the site and the site is not enclosed along its northern or western boundaries.

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	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Fully/Partially	The enclosure of the site along its eastern boundary provides some screening of the site from the eastern approach along Anchor Lane. However, the low hedgerows combined with the northwards rise in the slope of the land enhance the open views of the site from the public highway. The presence of the dwellings to the south west of the site, however, does provide some screening of the site from the western approach along Lark Hill Road. Although the landscape is particularly sensitive in this location due to the topography, the southern part of the site is less sensitive in landscape terms. The low hedgerows and increase in the height of the land towards the northern end of the site provides significant views of the site from the southern approach along Scotts Hall Road. There is also a lack of vegetation towards the south eastern corner of the site provides open views across it. The site is highly visible from the public footpath to the north of the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'South Canewdon' from the SHLAA, 2012)
		Net development site area (in hectares):	2.7 hectares (gross) 50% - 1.35 hectares (net) 75% - 2.03 hectares (net)
		Estimated capacity for the site:	41-61 dwellings at 30 dwellings per hectare





Viewpoint 1 (Looking north east)



Viewpoint 1 (Looking east)



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking south)



Viewpoint 5



Viewpoint 6 (Looking west)



Viewpoint 6 (Looking north)

**12. Other
Issues and
Summary**

This site is an area of open grade 3 agricultural land to the north of Lark Hill Road in Canewdon. It can broadly be described as being within the general location of 'South Canewdon'. Although this site is in proximity to the existing residential area of Canewdon which is designated further to the east of the site along Anchor Lane, it is not adjacent to this area. It is, however, generally well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. The site is just over the approximate minimum site threshold of 2.67 hectares.

There are no features on site which have the potential to constrain development as such, however, the site is situated within the Coastal Protection Belt which is a landscape quality designation. The Coastal Protection Belt is identified in the Rochford District Core Strategy as being one of the most important landscape assets of the District, and one of the objectives of the Core Strategy is to direct development away from the Coastal Protection Belt. This site would have a significant on the openness of the Coastal Protection Belt within this location.

The landscape is also particularly sensitive in this location due to the topography; the height of the land increases northwards from Lark Hill Road. There are several Tree Preservation Order (TPO) points to the east of the site within the Canewdon Church Conservation Area.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The enclosure of the site along its eastern boundary provides some screening of the site from the eastern approach along Anchor Lane. However, the low hedgerows combined with the northwards rise in the slope of the land enhance the open views of the site from the public highway. The presence of the dwellings to the south west of the site, however, does provide some screening of the site from the western approach along Lark Hill Road. Although the landscape is particularly sensitive in this location due to the topography, the southern part of the site is less sensitive in landscape terms. The low hedgerows and increase in the height of the land towards the northern end of the site provides significant views of the site from the southern approach along Scotts Hall Road. There is also a lack of vegetation towards the south eastern corner of the site provides open views across it. The site is highly visible from the public footpath to the north of the site.

The Canewdon Church Conservation Area abuts the site along its eastern boundary. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also a Listed Building to the south of the site, to the south of Anchor Lane. There is also potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the west of the existing residential area of Canewdon (which is located further to the east along Anchor Lane). It is bounded by a road to the south and east, dwellings to the south west and agricultural land to the north and west. Although this site is enclosed along some of its boundaries, it may not promote the creation of a strong and defensible Green Belt boundary. However, this site if allocated on its own would create an island of residential development in the Green Belt, which could undermine its defensibility. If this site were allocated then the site to the east (ref: 4) would need to be allocated as well.

Whilst this site is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages, it would extend the existing allocated residential area of Canewdon further to the west than at present (to the north of Lark Hill Road).

Based on the calculations within the SHLAA (2012) this site has the potential to accommodate between 41 and 61 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare.

If this site was allocated for residential development this would create an isolated area of residential development in the Green Belt which could undermine the defensibility of the Green Belt boundary in this location. Other areas such as the site to the north of Anchor Lane (ref: 4) would need to be reallocated for residential use to ensure the continuity of the Green Belt boundary to the north of Anchor Lane and the north of Lark Hill Road.

If the less sensitive southern part of this site (adjacent to the dwellings to the west along Lark Hill Road) and the site to the east (ref: 4) were allocated to give a combined site size of approximately 2.4 hectares, the site area would be less than the approximate minimum site threshold of 2.67 hectares. Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 36 and 54 dwellings. This figure is below the dwelling requirement for 'South Canewdon' as set out in the Rochford District Core Strategy.

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

$$2.4 * 50\% = 1.2 * 35\text{dph} = 42 \text{ dwellings}$$

$$2.4 * 75\% = 1.8 * 35\text{dph} = 63 \text{ dwellings}$$

However, given the sensitivity of the landscape in this location due to the topography, appropriate landscaping including the potential for the provision of public open space to the north of the western section would be required. The impact on the Coastal Protection Belt would also need to be taken into consideration.

Land south of the junction of Anchor Lane and Gardeners Lane, Canewdon: Screened Sites Assessment Proforma (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	'Call for Sites' Reference:	223b
	Site Name:	Land south of the junction of Anchor Lane and Gardeners Lane
	Site Location:	Canewdon
	Site Area (hectares):	2.22 hectares
	Restrictions to Developable Area:	
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Slight increase in the height of the land northwards towards Anchor Lane/Gardeners Lane. Hedgerow along northern boundary and trees and hedgerows along the western boundary of the site. Decrease in land level from Anchor Lane and Gardeners Lane to the site along the northern boundary. Watercourse along the eastern boundary. Partial watercourse along the northern boundary of the site. Pond with trees and other vegetation to the south east corner of the site. Public footpath along the eastern boundary of the site.
	Current Use:	Agricultural
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt
	Adjacent Land Use(s):	Residential; Green Belt/agricultural land
Aerial Photograph:	Please see map	



2. Constraints

Flood Risk

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

Commentary:

Infrastructure Requirements

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

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	Commentary: The site bounds Anchor Lane and Gardeners Lane to the north. New highways access would be required. Some investment in the existing foul sewerage network would be required as infrastructure and/or treatment upgrades would be required to serve the proposed growth. Investment in walking (as there is no public footpath along the southern side of Anchor Lane to the north of the site) would be required. Some investment in public transport may be required.			
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating		Commentary
	To check the unrestricted sprawl of large built-up areas	Medium	High	This site is situated to the south/south east of the existing residential area of Canewdon. It is bounded by a road to the north, agricultural land to the south and east, and greenfield land to the west. Whilst there is a natural field boundary to the east, there is no current boundary to the south. This site may not be able to ensure that a defensible Green Belt boundary can be maintained in the locality.
	To prevent neighbouring towns from merging into one another	Low		This site is situated to the south / south east of the existing residential area of Canewdon. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.
	To assist in safeguarding the countryside from encroachment	High		This site is agricultural land located to the south of junction of Anchor Lane and Gardeners Lane to the south of Canewdon. However this site would extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane).
	To preserve the setting and special character of historic towns	Low		There are two Conservation Areas within Canewdon. The site is not adjacent to these, however, Canewdon High Street Conservation Area is located to the north of the site, and Canewdon Church Conservation Area is located further to the north west.
	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	High		This site is agricultural land located to the south of junction of Anchor Lane and Gardeners Lane to the south of Canewdon.

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4. Site Sustainability Issues – Access to Services and Facilities	Site Sustainability Indicators	Rating		Commentary
	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High		The site is in proximity to the existing residential area to the north / north west (on the northern side of Anchor Lane).
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	High		This site is less than 800m distance from Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	High	Low	The nearest primary school in Canewdon is less than 800m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High		The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High		The site is situated on a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low		Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	High		The nearest local shops and services are less than 800m distance from the site.
Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High		The site is less than 800m distance from the nearest area of open space.	
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No		Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No		The site is under the approximate minimum site threshold of 2.67 hectares. Whilst it is well related to another site in the general location of 'South Canewdon' to the south of Anchor Lane (Rosemount, Anchor Lane), it is not so well related to other sites such as land to the north of Lark Hill Road.
	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	No		

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	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	Yes	There is a public footpath along the eastern boundary of the site.
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes	The site bounds Anchor Lane and Gardeners Lane to the north. New highways access would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	Yes/No	There is site is not adjacent to a Local Wildlife Site, however, R31. The Finches is situated further to the east along Gardeners Lane and is within 400 metres of the site. Another Local Wildlife Site, R30. Butts Hill Pond, is located to the north of the village.
	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	No	

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	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	No	There are two Conservation Areas within Canewdon. The site is not adjacent to these, however, Canewdon High Street Conservation Area is located to the north of the site, and Canewdon Church Conservation Area is located further to the north west.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of chance discoveries supplemented by some field work. There is high potential for surviving deposits.
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site's location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	

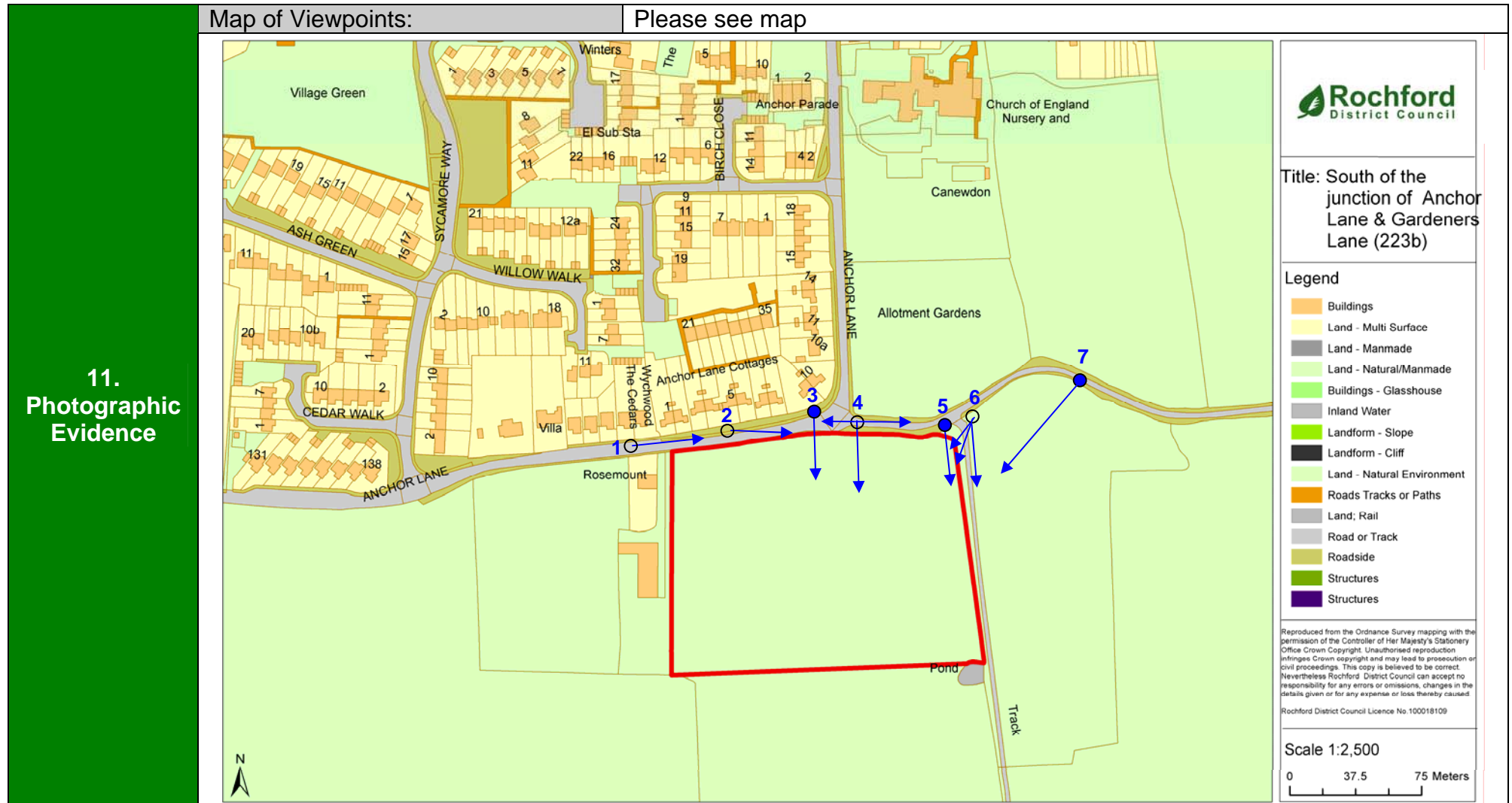
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	
	Is the site situated on agricultural land? (1, 3, 7)	Yes	The site is situated on grade 3 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	Grade 3	
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.

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

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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	There is a hedgerow along much of the northern boundary which encloses the site, however, the boundary is open at the junction of Anchor Lane and Gardeners Lane. The trees and hedgerows along the western boundary, adjacent to Rosemount, provide enclosure for the site to the west. There is a lack of vegetation along the southern and eastern boundaries, and as such, the southern and eastern extents of the site are not enclosed.	
	Are there open views across the site? (1)	Rating	Partially/Fully The hedgerow along the northern boundary of the site screens it from view from the western approach along Anchor Lane. However, the sparse vegetation around the junction of Anchor Lane and Gardeners Lane enables open views across the site from the northern approach along Anchor Lane. The lack of enclosure along the eastern and southern boundaries of the site provides open views across the site from the eastern approach along Gardeners Lane and from the public footpath running along the eastern boundary. The site is partially screened from the public highway; however, the lack of enclosure primarily along the eastern and southern boundaries provides significant open views of the site.	
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare	
		Net development site area (in hectares):	2.22 hectares (gross) 50% - 1.11 hectares (net) 75% - 1.67 hectares (net)	
		Estimated capacity for the site:	33 - 50 dwellings	





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4 (Looking east)



Viewpoint 4 (Looking west)



Viewpoint 4 (Looking south)



Viewpoint 5



Viewpoint 6 (Looking south west)



Viewpoint 6 (Looking south/south west)



Viewpoint 6 (Looking south)



Viewpoint 7

12. Other
Issues and
Summary

This site is an area of open grade 3 agricultural land located to the south of the junction of Anchor Lane and Gardeners Lane to the south of Canewdon. It is situated to the south/south east of the existing residential area (on the northern side of Anchor Lane). The site is well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest, however, a Local Wildlife Site is situated further to the east along Gardeners Lane. The site is under the approximate minimum site threshold of 2.67 hectares.

There are no notable onsite constraints. However, there is a slight increase in the height of the land northwards towards Anchor Lane/Gardeners Lane and there is a decrease in the land level from Anchor Lane and Gardeners Lane to the site along the northern boundary. There is a public footpath along the eastern boundary of the site, which could be impacted if this site were allocated.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. The hedgerow along the northern boundary of the site screens it from view from the western approach along Anchor Lane. However, the sparse vegetation around the junction of Anchor Lane and Gardeners Lane enables open views across the site from the northern approach along Anchor Lane. The lack of enclosure along the eastern and southern boundaries of the site provides open views across the site from the eastern approach along Gardeners Lane and from the public footpath running along the eastern boundary. The site is partially screened from the public highway; however, the lack of enclosure primarily along the eastern and southern boundaries provides significant open views of the site.

It is not in immediate proximity to the two Conservation Areas within Canewdon or any Listed Buildings. However, there is potential that the site is within an area of archaeological interest, which could be sensitive to change.

This site is situated to the south / south east of the existing residential area of Canewdon. It is bounded by Anchor Lane and Gardeners Lane to the north, agricultural land to the south and east, and greenfield land to the west. This site may not have the potential to create a strong and defensible Green Belt boundary, and this site if allocated on its own would create an isolated area of residential development within the Green Belt which could further undermine the defensibility of the Green Belt boundary in this location. It is in close proximity to the existing residential area and would not encourage coalescence with neighbouring towns or villages. However, this site would also extend the existing allocated residential area of Canewdon further to the south (to the south of Anchor Lane).

The site does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy. The SHLAA (2012) indicates that this site has the potential to accommodate between 33 and 50 dwellings based on a calculation of 50% and 75% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. This site, if allocated, would require an additional site to be allocated to ensure that the dwelling and infrastructure requirements are met.

Whilst it is well related to another site in the general location of 'South Canewdon' to the south of Anchor Lane (Rosemount, ref: 140a; 140b), it is not so well related to other sites such as land to the north of Lark Hill Road (ref: 193).

Land to the west of Ash Green, Canewdon: Additional Land Suggested within the Updated Sustainability Appraisal (Not included within the Allocations DPD: Discussion and Consultation Document)		
1. Site Information	Reference:	WAG1
	Site Name:	Land to the west of Ash Green
	Site Location:	Canewdon
	Site Area (hectares):	Approximately 0.4 hectares
	Restrictions to Developable Area:	Conservation Area
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Predominantly grassland. Increase in the height of the land northwards from Anchor Lane. Fencing along the northern, eastern, western and southern boundaries of the site. Hedgerow along the western boundary. Trees and hedgerows along the eastern and southern boundaries of the site. Sporadic trees to the north of the site and along the eastern boundary.
	Current Use:	Grassland
	Proposed Use:	Residential
	Existing Land Use Allocation/ Designation:	Green Belt; Conservation Area
	Adjacent Land Use(s):	Residential, Green Belt/greenfield land, public open space, Green Belt/agricultural land
Aerial Photograph:	Please see map	



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

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	Commentary: This site is adjacent to the road running northwards to St Nicholas Church. Access onto the highway network would be required. Some investment in the existing sewerage network may be required. Some investment in footpaths (as there is no public footpath along the road to St Nicholas Church or along the north side of Anchor Lane) would be required. Investment in public transport may also be required.		
3. Green Belt Impact Assessment	NPPF (paragraph 80) – Green Belt Objectives	Rating	Commentary
	To check the unrestricted sprawl of large built-up areas	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. It is bounded by a road to the west, greenfield/previously developed land to the south and north, and residential development to the east. This site would enable the creation of a strong and defensible Green Belt boundary, if allocated in conjunction with the site to the south.
	To prevent neighbouring towns from merging into one another	Low	This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. The village of Canewdon is not near to any neighbouring towns/villages and would not encourage coalescence.
	To assist in safeguarding the countryside from encroachment	Low	This site is greenfield land and would not encroach onto agricultural land.
	To preserve the setting and special character of historic towns	High	This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Low	This site is greenfield land and would not encroach onto agricultural land.	

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

	Site Sustainability Indicators	Rating	Commentary
4. Site Sustainability Issues – Access to Services and Facilities	Is the site well related to the existing residential area? (1, 2, 5, 8, 9, 12)	High	The site is adjacent to the existing residential area to the east.
	Is the site well related to a town / village centre? (1, 2, 5, 6, 8, 9, 12)	Medium	This site is approximately 850m distance to Canewdon village centre.
	Is the site well related to existing educational facilities? (1, 8, 9, 10, 12)	Medium Low	The nearest primary school in Canewdon is approximately 850m distance from the site. The nearest secondary school is over 2.4km distance from the site.
	Is the site well related to existing healthcare facilities? (1, 4, 8, 9, 12)	High	The nearest doctor's surgery in Canewdon is less than 800m distance from the site.
	Is the site well related to a bus route? (1, 2, 8, 9, 12)	High	The site is situated in proximity to a bus route which runs along Anchor Lane. The nearest bus stop is less than 800m from the site.
	Is the site well related to a train station? (1, 2, 8, 9, 12)	Low	Rochford and Hockley train stations are more than 2.4km distance from the site.
	Is the site well related to local shops and services? (1, 2, 5, 6, 8, 9, 12)	Medium	The nearest local shops and services are less than 850m distance from the site.
	Is the site well related to local open spaces or leisure facilities? (1, 2, 4, 7, 8, 9)	High	The site is less than 800m distance from the nearest area of open space.
5. Site Sustainability Issues – Site Restraints	Site Sustainability Indicators	Yes/No	Commentary
	If another site would be needed to accommodate the quantum of dwellings specified for the relevant general location, is the site well related to other sites? (1, 2, 3, 8, 9, 12)	Yes/No	The site is under the approximate minimum site threshold of 2.67 hectares. There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road and Threes Acres and Birch Lodge, Anchor Lane. Other sites are not so well related to this site.

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	Are there features on site which have the potential to constrain development? (1, 4, 7, 11)	Yes	The site lies within the Canewdon Church Conservation Area.
	Is there potential for development of the site to affect existing recreational use or public rights of way? (1, 2, 8, 9)	No	
	Is the site well related to the highway network? (1, 2, 8, 9)	Yes/No	This site is adjacent to the road running northwards to St Nicholas Church. Access onto the highway network would be required.
6. Site Sustainability Issues – Natural and Historic Environmental Constraints	Site Sustainability Indicators	Yes/No	Commentary
	Is the site within or in proximity to a Site of Special Scientific Interest (SSSI)? (7)	No	
	Is the site within or in proximity to a Ramsar Site? (7)	No	
	Is the site within or in proximity to a Special Protection Area (SPA)? (7)	No	
	Is the site within or in proximity to a Special Area of Conservation (SAC)? (7)	No	
	Is the site within or in proximity to an area of Ancient Woodland? (7, 11)	No	
	Is the site within or in proximity to a Local Nature Reserve (LNR)? (7)	No	
	Is the site within or in proximity to a Local Wildlife Site (LoWS)? (7)	No	The site is not immediately adjacent to a Local Wildlife Site. However, it is notable that R30. Butts Hill Pond and R31. The Finches are located further to the north east and east of the site respectively.

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	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes/No	Although the site is not in immediate proximity to TPO areas or TPO points, there are several TPO points to the north/north east of the site within the Canewdon Church Conservation Area. These are between 80m and 130m distance from the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes	
	Is the site within or in proximity to a Conservation Area? (11)	Yes	This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site in proximity to a Listed Building? (11)	Yes	This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There is likely to be good survival of historic environment assets within Historic Environment Character Zone 12 due to the wide range of chance discoveries supplemented by some field work. There is high potential for surviving deposits.

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

7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the site’s location? (1, 4)	No	
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions ¹ ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	This site is greenfield land, and is not thought to be contaminated.
8. Site Sustainability Issues – Landscape Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	No	This site is currently greenfield land.
	Is the site situated on agricultural land? (1, 3, 7)	No	Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site.

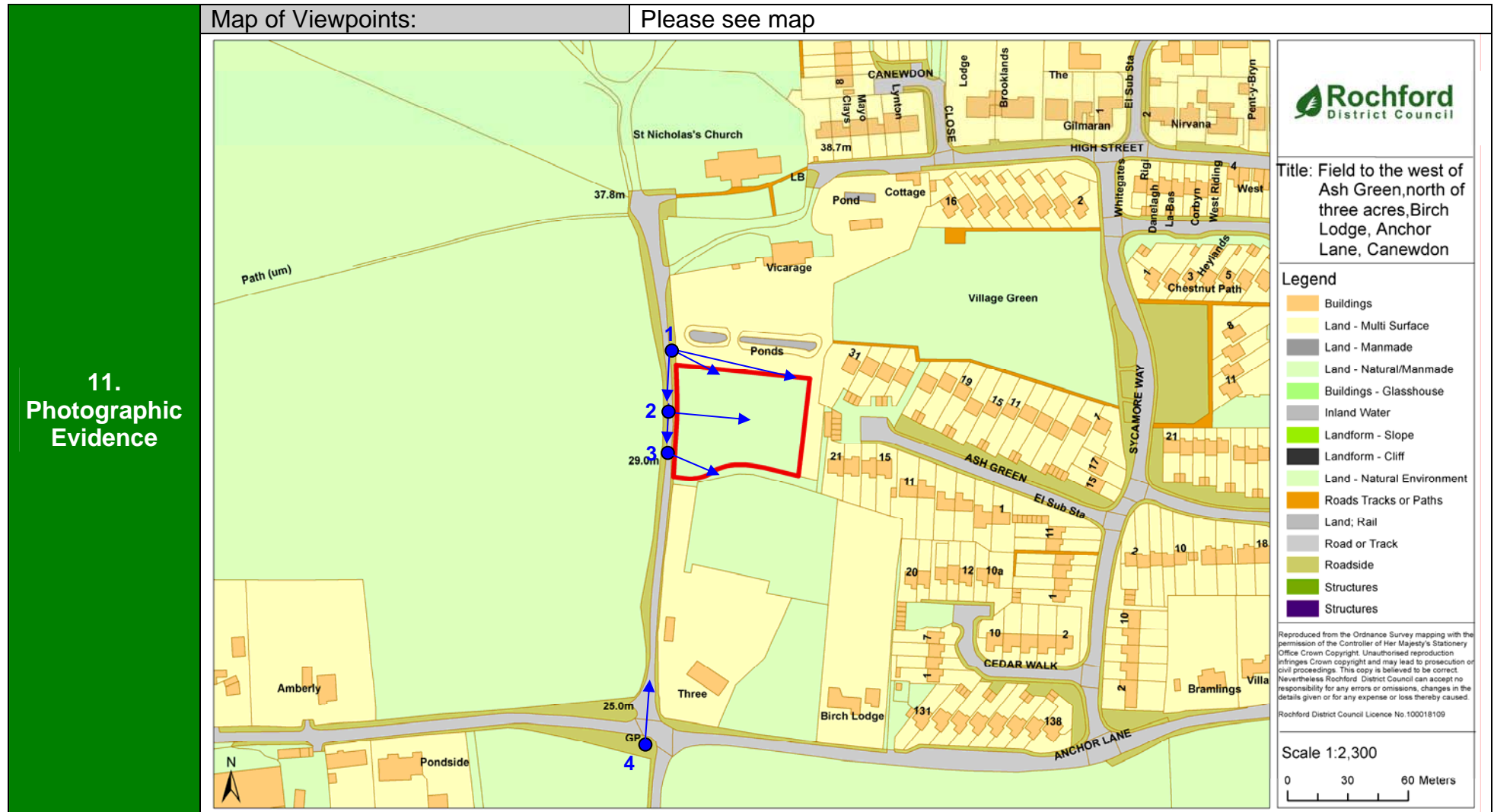
¹ A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

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

	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	
	Is the site capable of creating wildlife corridors to enhance species movement and colonisation? (1, 7, 12)	Yes	
	Site Sustainability Indicators	Rating	Commentary
	Is the site situated on high quality agricultural land? (1, 3, 7)	-	Although the site is situated on grade 3 agricultural land, it is not used as such.
	Is the site situated within a landscape character area that is highly sensitive to development? (7)	Medium	This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments.
	Is the site within a sensitive historic environment landscape character zone?	High	This site is situated within Historic Environment Character Zone 12. Archaeological deposits, assets associated within the historic settlement pattern, marshland and coastal exploitation are particularly sensitive to change.
9. Site Sustainability Issues – Visual Impact	Site Sustainability Indicators	Yes/No	Commentary
	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes/No	There are trees and hedgerows along the eastern and southern boundaries and a hedgerow along the western boundary which provide enclosure for the site. The eastern boundary is also enclosed by residential development. There are sporadic trees along the eastern boundary. There is transparent wooden fencing along the northern, eastern, western and southern boundaries of the site which enclose the site. Although there are sporadic trees to the north of the site, there are no natural features along the northern boundary. The site is generally well enclosed with trees and hedgerows.

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

	Site Sustainability Indicators	Rating	Commentary
	Are there open views across the site? (1)	Obscured	The trees and hedgerows along the western boundary and further to the south of the site (bounding the site to the south) screen the site from the western approach along Lark Hill Road and the southern approach along Scotts Hall Road. The trees and hedgerow to the north of the site largely screen it from the northern approach along the road leading to St Nicholas Church. However, the gap in the hedgerows slightly to the north of the site along the western boundary (where there is a metal gate) provides some views of the site from this road. The residential development to the east and the site to the south screen the site from the eastern approach along Anchor Lane. There are not open views across the site.
10. Potential Capacity	Residential Use Potential Site Capacity	Estimated appropriate density for the area:	30 dwellings/hectare (based on the estimated appropriate density for sites within the general location of 'South Canewdon' from the SHLAA, 2012)
		Net development site area (in hectares):	0.4 hectares (gross) 75% - 0.3 hectares (net) 90% - 0.36 hectares (net)
		Estimated capacity for the site:	9 - 11 dwellings





Viewpoint 1 (Looking east/south east)



Viewpoint 1 (Looking east)



Viewpoint 1 (Looking south)



Viewpoint 2 (Looking east)



Viewpoint 2 (Looking south)



Viewpoint 3



Viewpoint 4

**12. Other
Issues and
Summary**

This site is an area of greenfield land to the north of Anchor Lane, to the south of Canewdon. It has been included within the assessment of sites within this general location as it was recommended within the updated Sustainability Appraisal of the Allocations Discussion and Consultation Document to be considered for inclusion should land to the north of Anchor Lane be deemed suitable for inclusion with the next stage of the Allocations document. This site is adjacent to the road running northwards to St Nicholas Church, and is located adjacent to existing residential development which is designated to the east. This site is generally well related to local services and facilities within Canewdon such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. However, the site is under the approximate minimum site threshold of 2.67 hectares.

There are no features on site which have the potential to constrain development as such, however, the site is situated within the Canewdon Church Conservation Area. There is also an increase in the height of the land northwards from Anchor Lane, and although the site is not in immediate proximity to Tree Preservation Order (TPO) areas or TPO points, there are several TPO points to the north / north east of the site within the Canewdon Church Conservation Area.

This site is situated within the Crouch and Roach Farmland landscape character area which has a medium sensitivity to small urban extensions (<5 hectares) and incremental small-scale developments. Although the site is not situated within a Special Landscape Area or the Coastal Protection Belt, the Coastal Protection Belt abuts the site along its western boundary. The Upper Crouch Special Landscape Area is also designated to the north west of the site. The trees and hedgerows along the western boundary and further to the south of the site (bounding the site to the south) screen the site from the western approach along Lark Hill Road and the southern approach along Scotts Hall Road. The trees and hedgerow to the north of the site largely screen it from the northern approach along the road leading to St Nicholas Church. However, the gap in the hedgerows slightly to the north of the site along the western boundary (where there is a metal gate) provides some views of the site from this road. The residential development to the east and the site to the south screen the site from the eastern approach along Anchor Lane. There are not open views across the site.

This site is situated adjacent to the existing residential area of Canewdon which is designated to the east. It is bounded by a road to the west, greenfield/previously developed land to the south and north, and residential development to the east. This site would enable the creation of a strong and defensible Green Belt boundary if allocated in conjunction with the site to the south. The location of this site would not encourage coalescence with neighbouring towns or villages.

This site is entirely within the Canewdon Church Conservation Area. This area contains three Listed Buildings, including the Grade II* Church of St. Nicholas and The Vicarage which is Grade II listed. The Canewdon High Street Conservation Area is situated further to the north east of the site along the High Street and contains numerous Listed Buildings. There is also potential that the site is within an area of archaeological interest, which could be sensitive to change.

Given the small size of the site, it does not have the capacity to accommodate the dwelling and infrastructure requirements for the general location of 'South Canewdon' as set out within the Rochford District Core Strategy on its own. Based on the calculations within the SHLAA (2012), this site has the potential to accommodate between 9 and 11 dwellings based on a calculation of 75% and 90% developable area respectively, at an estimated appropriate density of 30 dwellings per hectare. If this site were allocated, as aforementioned, an additional site would be required to be allocated to ensure that the dwelling and infrastructure requirements are met.

There are other sites in the general location of 'South Canewdon' that are in proximity to the site, to the north of Lark Hill Road (ref: 193) and Threes Acres and Birch Lodge, Anchor Lane (ref: 4). Other sites are not so well related to this site. The updated Sustainability Appraisal recommends that if the site to the south of this (Option SC3 of the Discussion and Consultation Document which encompasses Three Acres and Birch Lodge, Anchor Lane) is taken forward, then the site should be extended northwards to include the site directly to the north (the area to the west of Ash Green) if possible.

However, if this site (ref: WAG1) and the site to the south (ref: 4) were allocated the site area would be less than the approximate minimum site threshold of 2.67 hectares (and give a site size of 1.8 hectares). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites could accommodate between 41 and 49 dwellings. This figure is below the dwelling requirement for 'South Canewdon' as set out in the Rochford District Core Strategy.

At 35 dwellings per hectare, the site would not meet the dwelling requirements:

$$1.8 * 75\% = 1.35 * 35\text{dph} = 47 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 35\text{dph} = 57 \text{ dwellings}$$

At 40 dwellings per hectare, the site would meet the dwelling requirements if 90% of the site area was developable:

$$1.8 * 75\% = 1.35 * 40\text{dph} = 54 \text{ dwellings}$$

$$1.8 * 90\% = 1.62 * 40\text{dph} = 65 \text{ dwellings}$$

Furthermore other issues such as the impact on the Canewdon Church Conservation Area and the neighbouring Listed Buildings would need to be taken into consideration.