

## Local Development Framework

# Allocations Development Plan Document

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



**LDF  
Evidence Base**

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## **Contents**

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

## **1 Introduction**

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



## **2 Methodology**

### **Site Information**

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

### **Constraints**

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

### **Green Belt Impact Assessment**

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

### **Site Sustainability Issues**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.18 In relation to the sensitivity of the historic environment, all the sites have been assessed according to the sensitivity of each particular historic environment character zone to change<sup>3</sup> which they are located in. The sensitivity of the different historic environment character zones are indicatively rated as follows:

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

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

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

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<sup>3</sup> Rochford District Historic Environment Characterisation Project (2006) available from [http://www.rochford.gov.uk/PDF/planning\\_historic\\_environment\\_project.pdf](http://www.rochford.gov.uk/PDF/planning_historic_environment_project.pdf)

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

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

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

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

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

### Site Performance against Policy H7 of Core Strategy

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

### Potential Site Capacity

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

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

### Photographic Evidence

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

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

### Summary

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

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

### 3 North of London Road, Rayleigh

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

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

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

550 dwellings/30dph = 18.33 hectares (net)

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

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

550 dwellings/35dph = 15.71 hectares (net)

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

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

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

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



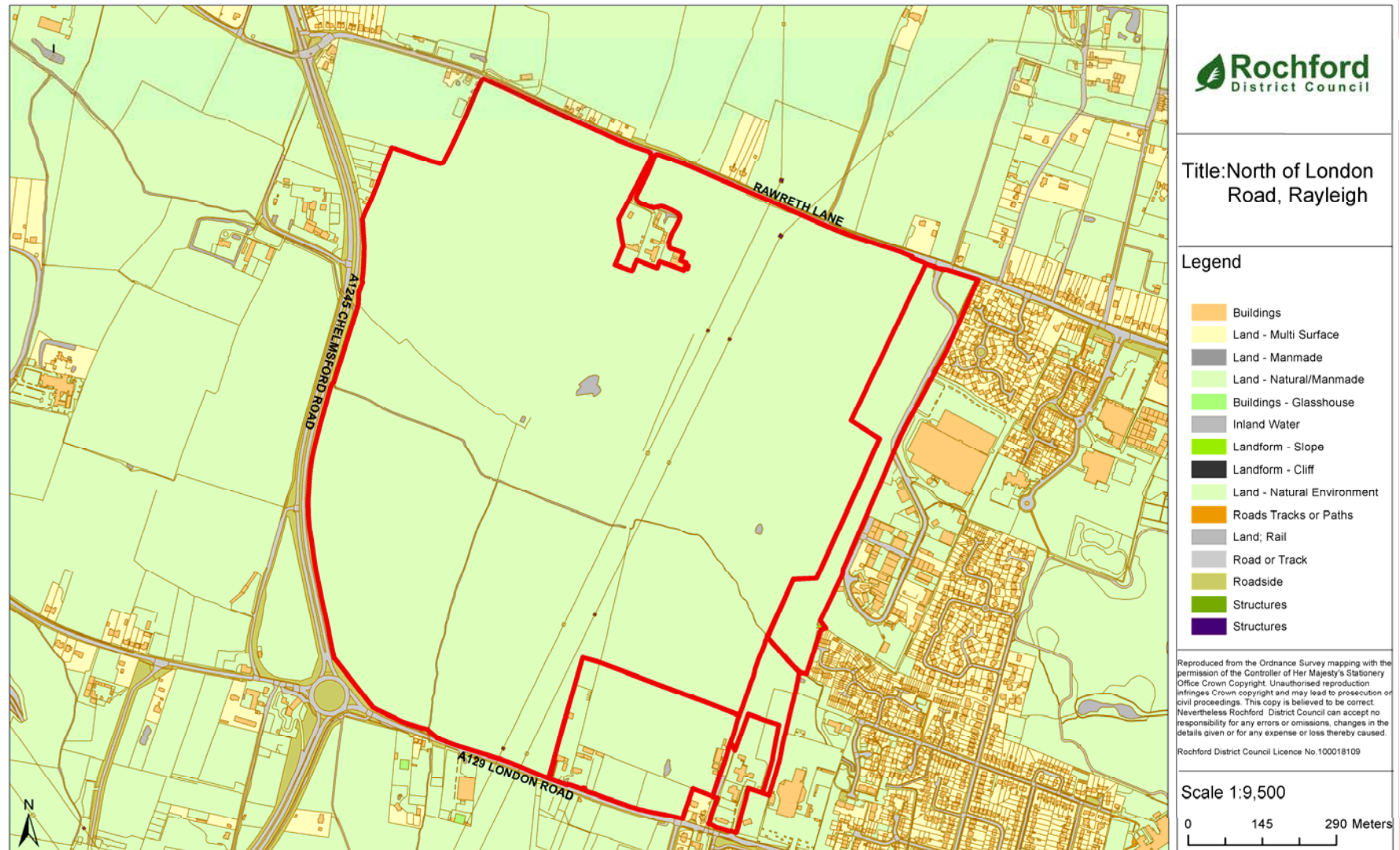


Figure 1 – Sites assessed within the general location of North of London Road, Rayleigh

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

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



**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 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><b>Commentary:</b> There is a significant area within flood zone 2 and 3, predominantly located towards the western/south western section of the site. The area at risk of flooding extends southwards towards London Road and eastwards across the central area of the site towards Grosvenor Road (to the south of Rawreth Industrial Estate) following natural field boundaries. Approximately 8.5 hectares of the site is within flood zone 2 and 17.3 hectares is within flood zone 3.</p>	

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

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



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

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

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

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



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

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

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

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

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

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

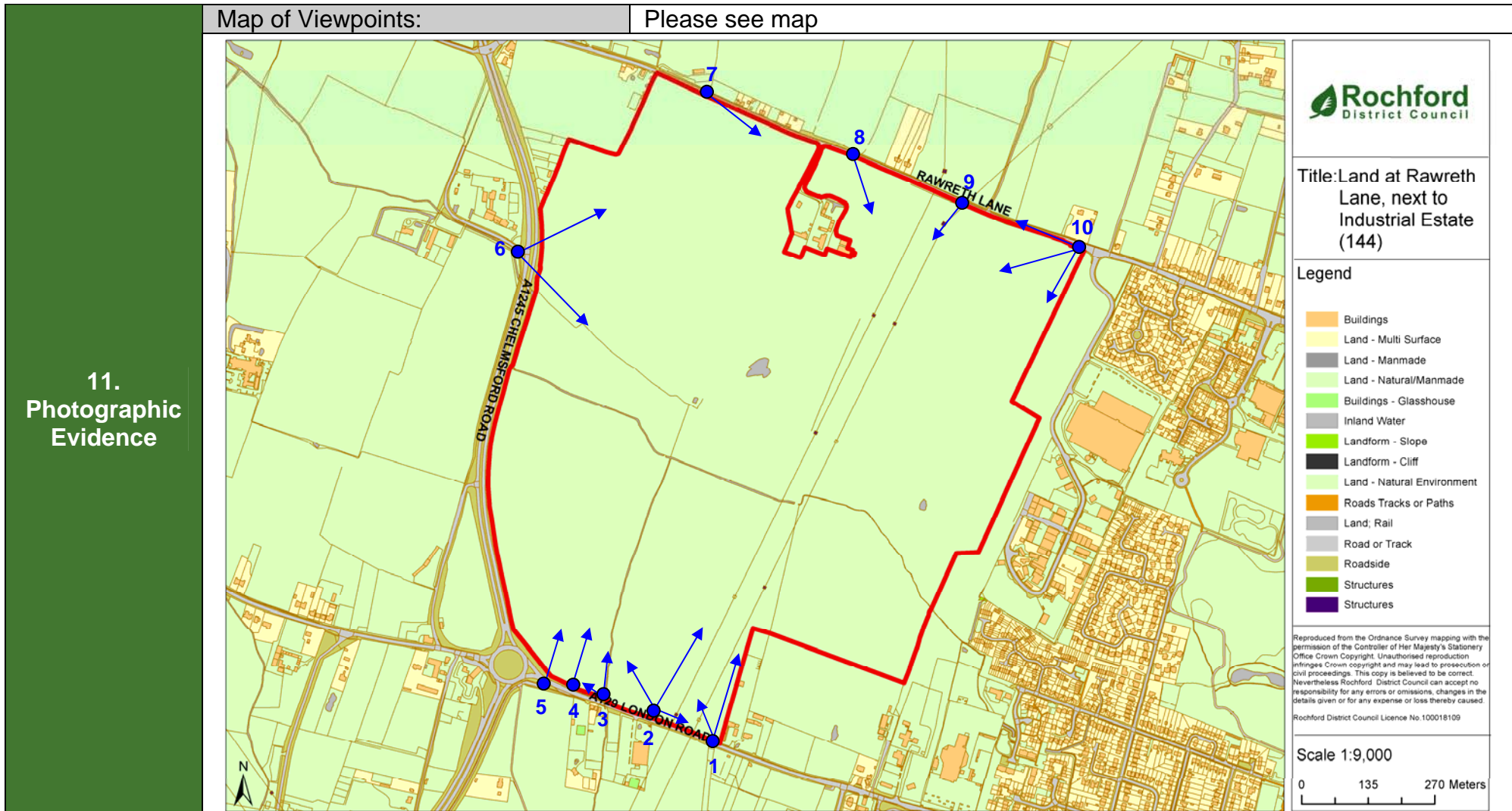
<sup>1</sup> A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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







**Viewpoint 1 (Looking north west)**



**Viewpoint 1 (Looking north/north east)**



**Viewpoint 2 (Looking east)**



**Viewpoint 2 (Looking north/north east)**



**Viewpoint 2 (Looking west/north west)**



**Viewpoint 3 (Looking north)**



**Viewpoint 3 (Looking west)**



**Viewpoint 4**





**Viewpoint 5**



**Viewpoint 6 (Looking east/south east)**



**Viewpoint 6 (Looking east/north east)**



**Viewpoint 7**





**Viewpoint 8**



**Viewpoint 9**



**Viewpoint 10 (Looking south)**



**Viewpoint 10 (Looking south west)**



**Viewpoint 10 (Looking west)**

<b>12. Other Issues and Summary</b>	<p>This site is an area of open grade 3 agricultural land located to the north of London Road to the west of Rayleigh. It is in close proximity to the existing residential area which is located to the east, and Rawreth Lane is located to the north and London Road is situated to the south. It is generally well related to local services and facilities within Rayleigh such as healthcare facilities, shops and open space. It is not in immediate proximity to areas of ecological interest. This site is greater than the approximate minimum site threshold of 20.95 hectares.</p> <p>There are several constraints on site. A significant area of the site is within an area at risk of flooding (flood zone 2 and 3), and there is a Tree Preservation Order (TPO) area towards the south west corner of the site. There is also a TPO area adjacent to the site running along the south eastern boundary of the site, and TPO areas in proximity to the eastern boundary of the site. There are pylons running north east across the site and a foul sewer on site. The height of the land increases from London Road towards Rawreth Lane at the northern end of the site, and there is also an increase in the height of the land from the A1245 eastwards towards Rawreth Industrial Estate. Rawreth Industrial Estate to the east of the site is an AQMA, and air quality at Bedloes Corner, Rawreth Lane to the north west of the site is monitored.</p> <p>In terms of landscape impact, this site is situated within the Crouch and Roach Farmland landscape character area which has a high sensitivity to major urban extensions (&gt;5 hectares) and new settlements. Although there are some trees and low hedgerows and fencing around the site providing some enclosure, there are predominantly open views across the site from London Road to the south, Rawreth Lane to the north, the road leading to Rawreth Industrial Estate to the east and the A1245 to the west. The trees and hedgerows towards the south western corner of the site, which follow a watercourse from London Road running northwards, does provide some screening of parts of the site, for example the south western corner on the eastern approach along London Road and parts of the south / south eastern section of the site from the western approach along London Road. However, the topography of the site increases the open views of the site from the public highway.</p> <p>This site is situated to the north of London Road between the existing developed area of Rayleigh to the east and the A1245 to the west. Although this site is enclosed along its western, northern and southern boundaries (by the A1245, Rawreth Lane and London Road, respectively), the site is not enclosed along its eastern boundary, which undermines the potential to create a strong and defensible Green Belt boundary in this location. The site to the east of this area (land west of Rawreth Industrial Estate) would need to be allocated in conjunction with this site. Land to the south and</p>
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south east of the site would also require to be allocated for residential development. Furthermore if the entire site were allocated, this would significantly increase the built-up area of Rayleigh westwards towards Rawreth village (although the village is segregated from the site by the A1245). However, according to the SHLAA (2012) a proportion of the site would be required to meet the requirements of the Rochford District Core Strategy, and a buffer is required to be set aside between the built environment and the A1245.

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

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

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

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

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


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

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

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

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



																									
<p><b>2. Constraints</b></p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="389 895 2112 935" style="text-align: center;"><b>Flood Risk</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="389 935 1547 970">Zone 1: Low Probability (&lt;0.1% probability of annual flooding)</td> <td data-bbox="1547 935 2112 970" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 970 1547 1007">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1547 970 2112 1007" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1007 1547 1043">Zone 3a: High Probability (&gt;1% probability of annual flooding)</td> <td data-bbox="1547 1007 2112 1043" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1043 1547 1080">Zone 3b: The Functional Floodplain (&gt;5% probability of annual flooding)</td> <td data-bbox="1547 1043 2112 1080" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="389 1080 2112 1161"> <p><b>Commentary:</b> Although not situated within an area at risk of flooding, it is noted that there is an area of flood zone 2 and 3 along the northern boundary of the site.</p> </td> </tr> <tr> <th colspan="2" data-bbox="389 1161 2112 1198" style="text-align: center;"><b>Infrastructure Requirements</b></th> </tr> <tr> <td data-bbox="389 1198 1547 1235">New Highways Access Required:</td> <td data-bbox="1547 1198 2112 1235" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1235 1547 1272">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1547 1235 2112 1272" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1272 1547 1308">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1547 1272 2112 1308" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1308 1547 1345">Significant Investment in walking/public transport required:</td> <td data-bbox="1547 1308 2112 1345" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1345 1547 1390">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1547 1345 2112 1390" style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>	<b>Flood Risk</b>		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"/>	<p><b>Commentary:</b> Although not situated within an area at risk of flooding, it is noted that there is an area of flood zone 2 and 3 along the northern boundary of the site.</p>		<b>Infrastructure Requirements</b>		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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## Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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

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

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

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

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

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

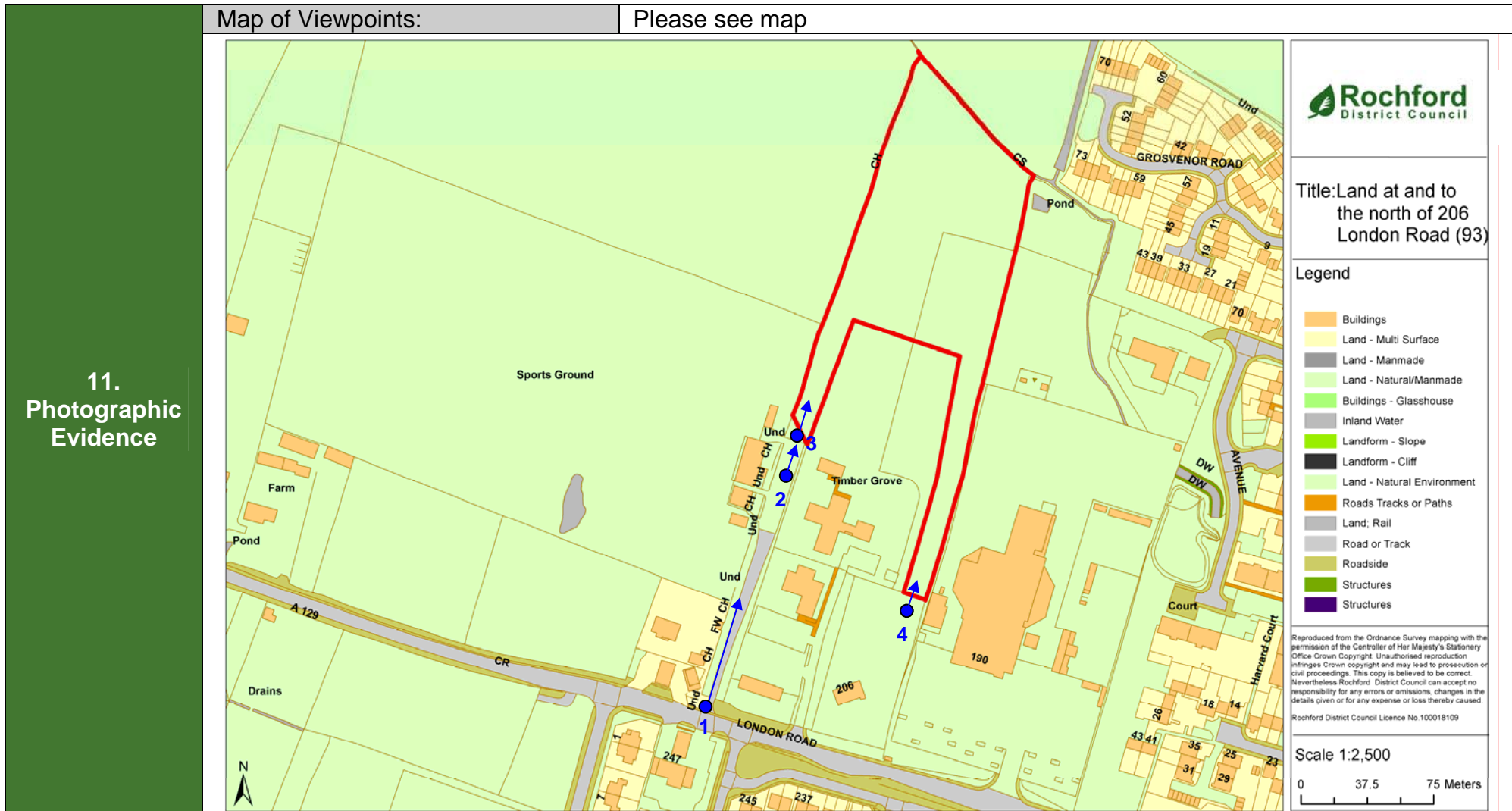
## Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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



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

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





**Viewpoint 1**



**Viewpoint 2**



**Viewpoint 3**



**Viewpoint 4**



12. Other Issues and Summary

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

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

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

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

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

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

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


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

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



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

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

2. Constraints	
	<b>Flood Risk</b>
	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"/>
	<b>Commentary:</b> A small area towards the southern section of the site lies within flood zone 2 and 3. Approximately 0.37 hectares of the site lies within flood zone 2, and approximately 0.19 hectares of the site lies within flood zone 3.
	<b>Infrastructure Requirements</b>
	New Highways Access Required: <input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required: <input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies: <input type="checkbox"/>	
Significant Investment in walking/public transport required: <input type="checkbox"/>	
Flood Risk Mitigation Measures Required: <input checked="" type="checkbox"/>	

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

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

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

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

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

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



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

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

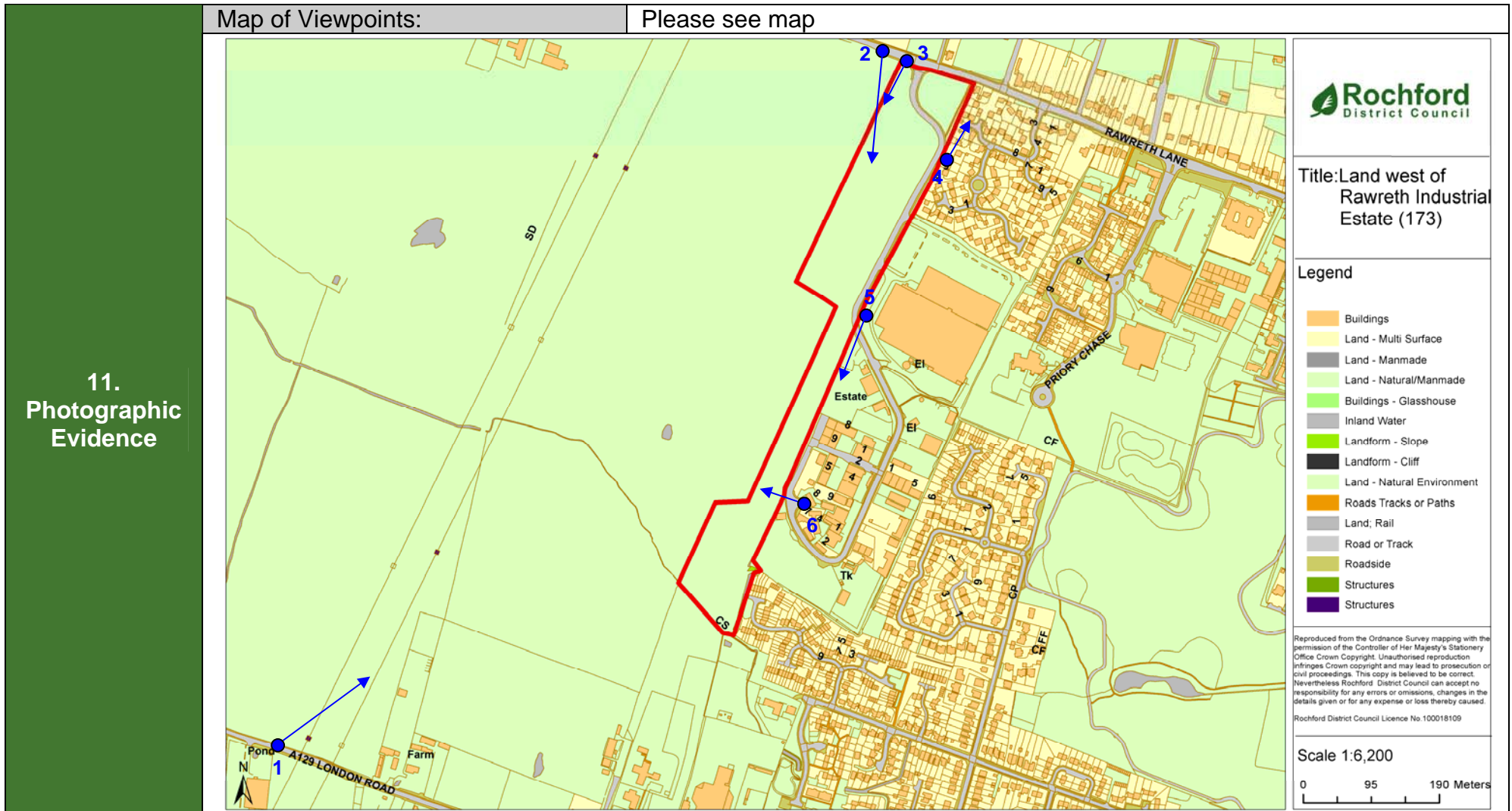
<sup>1</sup> A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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





**Viewpoint 1**



**Viewpoint 2**





**Viewpoint 3**



**Viewpoint 4**





**Viewpoint 5**



**Viewpoint 6**

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

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

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

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

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


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

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

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

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



	
2. Constraints	<b>Flood Risk</b>
	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"/>
	<b>Commentary:</b>
	<b>Infrastructure Requirements</b>
	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"/>	
<b>Commentary:</b> There is existing access onto the site from London Road which runs along the eastern boundary.	

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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







**Viewpoint 1**



**Viewpoint 2 (Looking north)**



**Viewpoint 2 (Looking west)**



**Viewpoint 3**





**Viewpoint 4 (Looking north)**



**Viewpoint 4 (Looking west)**



**Viewpoint 5**



**Viewpoint 6**






**Viewpoint 7 (Looking east/north east)**



**Viewpoint 7 (Looking east/south east)**



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

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

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

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

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

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

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

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



**2. Constraints**

**Flood Risk**

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

**Commentary:**

**Infrastructure Requirements**

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



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

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



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

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

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

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

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

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

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

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

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

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

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

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

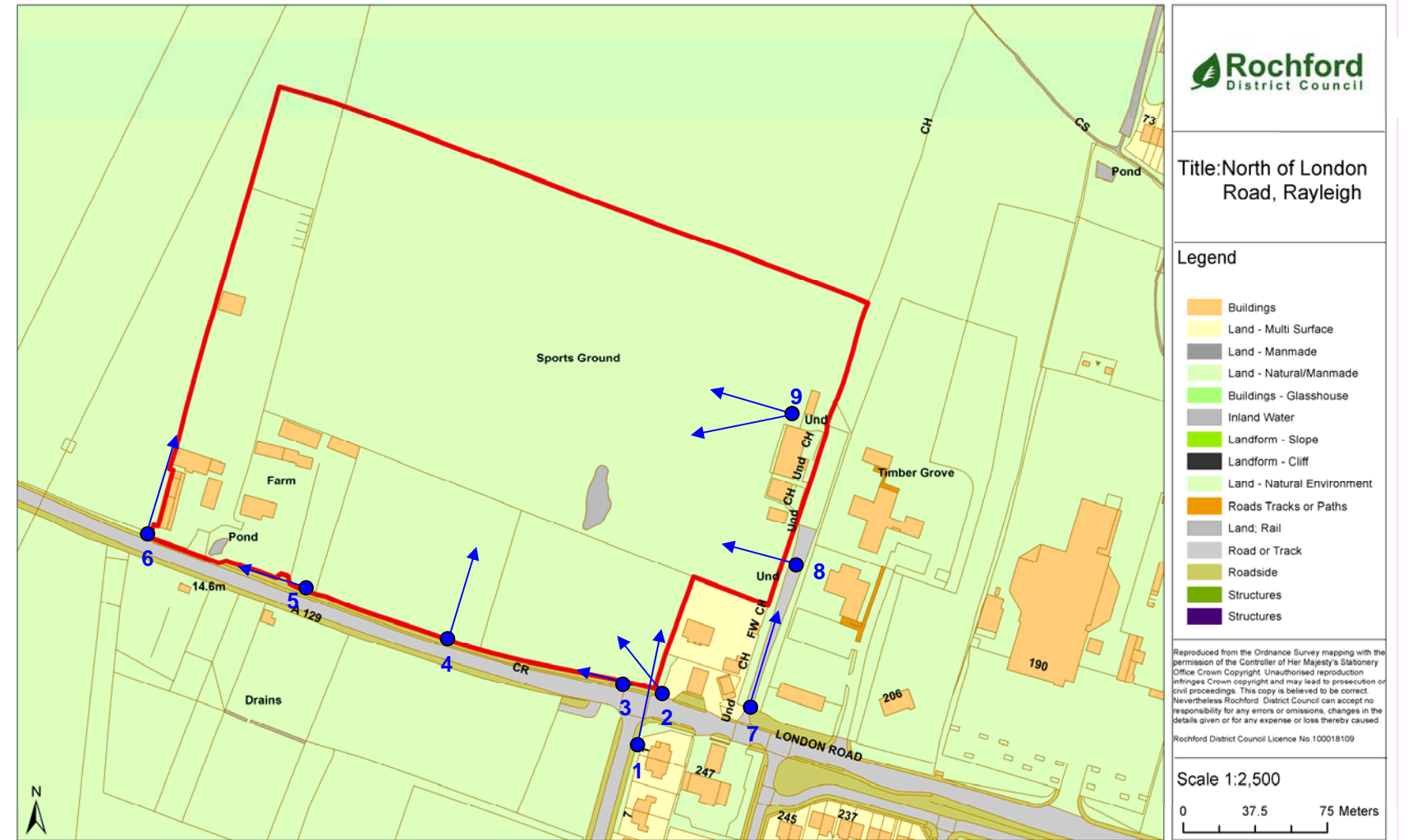
<b>10. Potential Capacity</b>	Residential Use Potential Site Capacity	As set out above, if the option to create a link between London Road and Rawreth Lane is taken forward then this site (excluding the playing field) may need to be reallocated for residential use in order to achieve such a link. If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



11. Photographic Evidence

Map of Viewpoints:

Please see map





**Viewpoint 1**



**Viewpoint 2**



**Viewpoint 3**



**Viewpoint 4**



Viewpoint 5



Viewpoint 6





**Viewpoint 7**



**Viewpoint 8**



**Viewpoint 9 (Looking south west)**



**Viewpoint 9 (Looking west)**



**12. Other  
Issues and  
Summary**

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

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

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

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

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

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

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

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

## 4 West Rochford

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

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

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

600 dwellings/30dph = 20 hectares (net)

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

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

600 dwellings/35dph = 17.14 hectares (net)

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

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

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

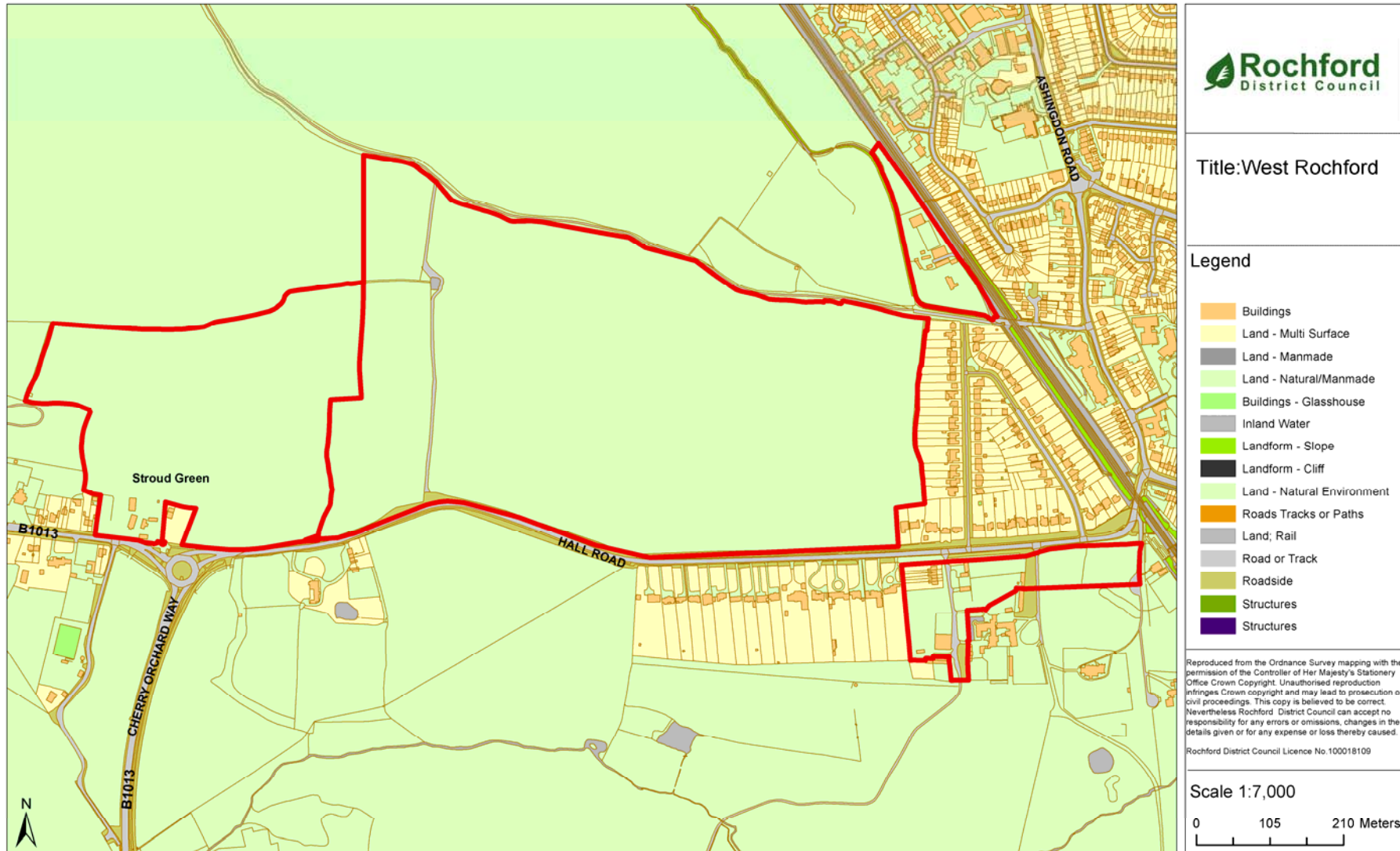



Figure 2 – Sites assessed within the general location of West Rochford

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



2. Constraints		
	<b>Flood Risk</b>	
	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><b>Commentary:</b> There is a small corner of less than 0.2 hectares in the north eastern side of the site which lies within flood zone 2. There is also a small corner of less than 0.02 hectares in the north eastern side of the site lies within flood zone 3.</p>	
	<b>Infrastructure Requirements</b>	
	New Highways Access Required:	<input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input type="checkbox"/>
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	
Significant Investment in walking/public transport required:	<input type="checkbox"/>	
Flood Risk Mitigation Measures Required:	<input checked="" type="checkbox"/>	

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

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

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

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

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

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

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

	Is the site in proximity to a Listed Building? (11)	Yes	There is a grade II listed milestone ('Milestone on northern verge opposite house called Birches, Hall Road) located to the south of the site. There are other Listed Buildings in proximity to the site; grade I Listed Building ('Rochford Hall and ruins'), and the grade II* Listed Building ('Church of St. Andrew') to the south east of the site.
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic landscape survives well probably with little damage to below ground deposits within Historic Environment Character Zone 19. There is potential for surviving below ground deposits and historic landscape features within this zone.
<b>7. Site Sustainability Issues – Sources/ Areas of Pollution</b>	<b>Site Sustainability Indicators</b>	<b>Yes/No</b>	<b>Commentary</b>
	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 <sup>1</sup> ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated.

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

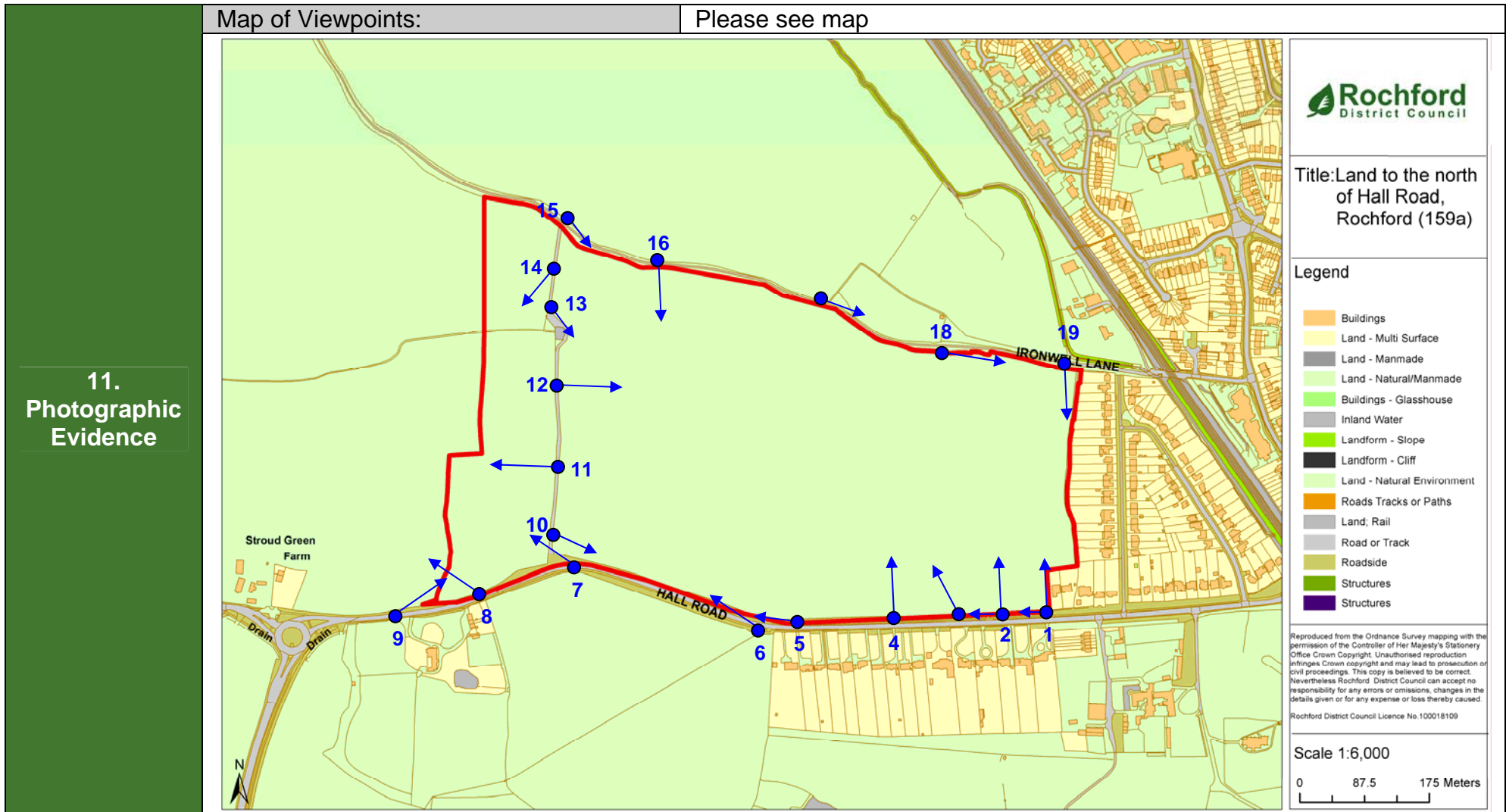


Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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





**Viewpoint 1 (Looking north)**



**Viewpoint 1 (Looking west)**





**Viewpoint 2 (Looking north)**



**Viewpoint 2 (Looking west)**





**Viewpoint 3**



**Viewpoint 4**



**Viewpoint 5**



**Viewpoint 6**



**Viewpoint 7**



**Viewpoint 8**



**Viewpoint 9**



**Viewpoint 10 (Looking south/south east)**





**Viewpoint 10 (Looking north/north east)**



**Viewpoint 11**





**Viewpoint 12**



**Viewpoint 13**



**Viewpoint 14**



**Viewpoint 15**



**Viewpoint 16**



**Viewpoint 17**





**Viewpoint 18**



**Viewpoint 19**

12. Other  
Issues and  
Summary

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

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

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

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


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



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

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

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

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

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

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

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



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

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

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

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

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

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	There are high quality surviving buildings and street patterns and below ground deposits within Historic Environment Character Zone 22. There is high potential of surviving deposits below ground and for better understanding of the existing built heritage.
<b>7. Site Sustainability Issues – Sources/ Areas of Pollution</b>	<b>Site Sustainability Indicators</b>	<b>Yes/No</b>	<b>Commentary</b>
	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 <sup>1</sup> ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated. However, the potential for the areas of previously developed land to be contaminated would need to be considered with any development coming forward.

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

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

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

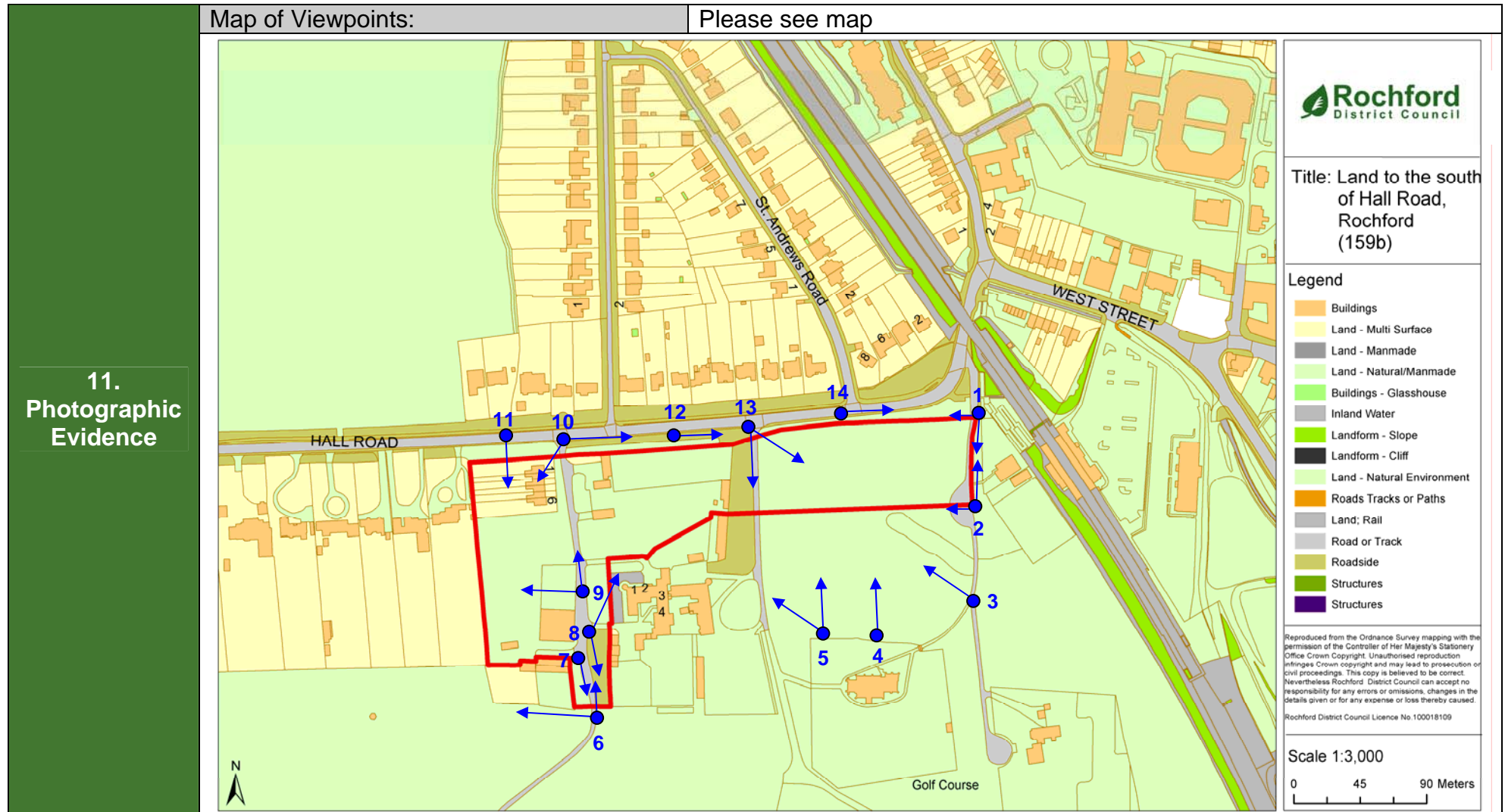
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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



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

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





**Viewpoint 1 (Looking west)**



**Viewpoint 1 (Looking south)**





**Viewpoint 2 (Looking north)**



**Viewpoint 2 (Looking west)**



**Viewpoint 3**



**Viewpoint 4**





**Viewpoint 5 (Looking north)**



**Viewpoint 5 (Looking north west)**



**Viewpoint 6 (Looking west)**



**Viewpoint 6 (Looking north)**



**Viewpoint 7**



**Viewpoint 8 (Looking south east)**





**Viewpoint 8 (Looking north east)**



**Viewpoint 9 (Looking west)**



**Viewpoint 9 (Looking north)**



**Viewpoint 10 (Looking south/south west)**





**Viewpoint 10 (Looking east)**



**Viewpoint 11**



**Viewpoint 12**



**Viewpoint 13 (Looking south)**





**Viewpoint 13 (Looking south east)**



**Viewpoint 14**

12. Other  
Issues and  
Summary

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

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

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

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

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

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



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



2. Constraints

**Flood Risk**

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

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

**Infrastructure Requirements**

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

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

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

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

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

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



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

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

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

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The historic landscape survives well probably with little damage to below ground deposits within Historic Environment Character Zone 19. There is potential for surviving below ground deposits and historic landscape features within this zone.
<b>7. Site Sustainability Issues – Sources / Areas of Pollution</b>	<b>Site Sustainability Indicators</b>	<b>Yes/No</b>	<b>Commentary</b>
	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 <sup>1</sup> ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated, although this site does encompass some previously developed land.

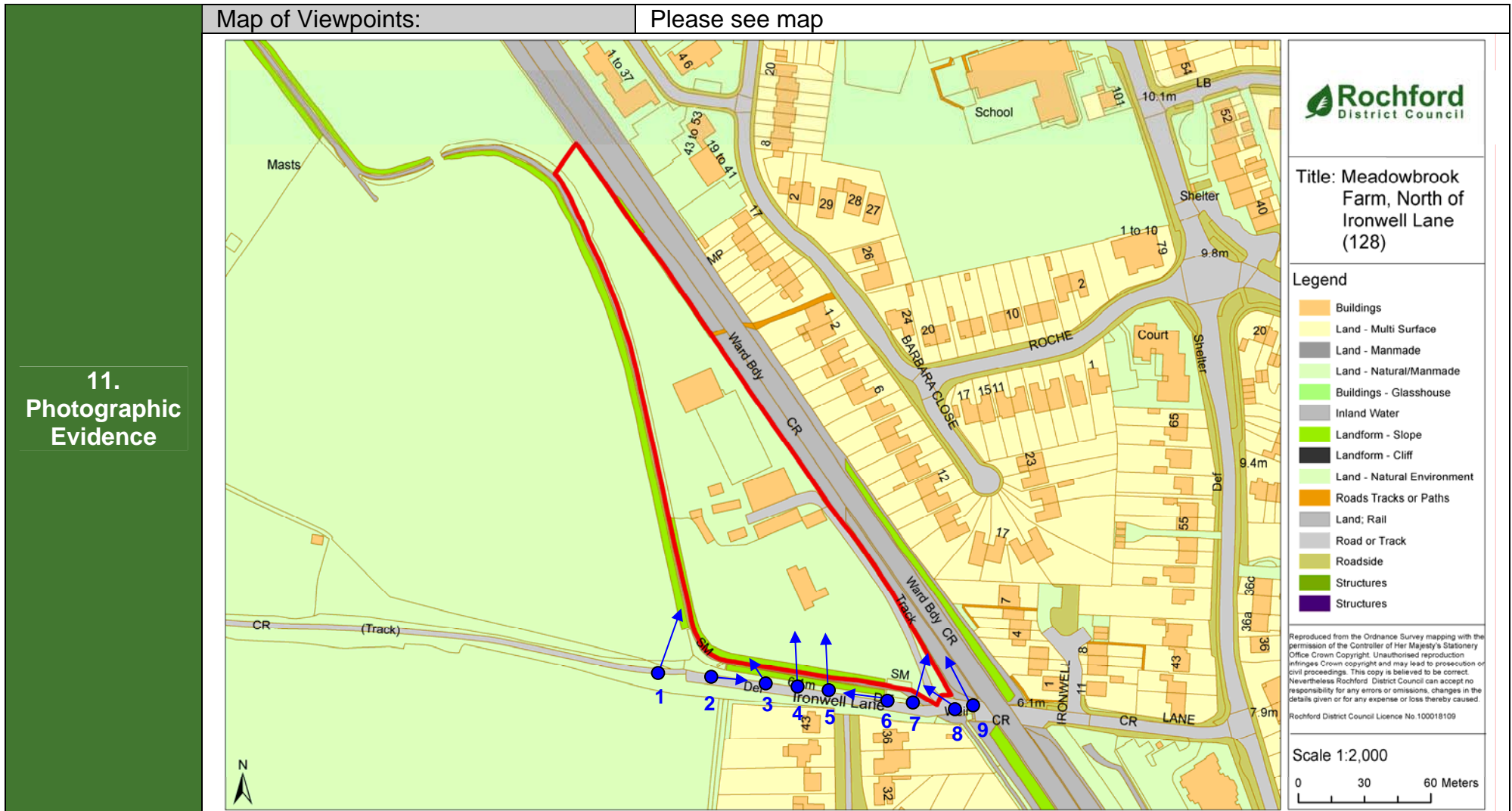
<sup>1</sup> A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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







**Viewpoint 1**



**Viewpoint 2**



**Viewpoint 3**



**Viewpoint 4**





**Viewpoint 5**



**Viewpoint 6**




**Viewpoint 7**



**Viewpoint 8**



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



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

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

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

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



<b>2. Constraints</b>	<b>Flood Risk</b>	
	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"/>
	<b>Commentary:</b>	
	<b>Infrastructure Requirements</b>	
	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)

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

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

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



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

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

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

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

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

	Site Sustainability Indicators	Yes/No	Commentary
<b>7. Site Sustainability Issues – Sources/ Areas of Pollution</b>	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 <sup>1</sup> ? (1, 15)	No	It is noted that air quality is monitored in the town centre (West Street, North Street, East Street and South Street).
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	As noted within the updated Sustainability Appraisal, greenfield land is not thought to be contaminated.
<b>8. Site Sustainability Issues – Landscape Impact</b>	Site Sustainability Indicators	Yes/No	Commentary
	Is the site situated on previously developed land? (1, 3, 7)	Yes/No	The site is predominantly agricultural land, however, a small area to the south west corner of the site is previously developed land.
	Is the site situated on agricultural land? (1, 3, 7)	Yes	This site is situated on grade 1 and 2 agricultural land.
	Is the site situated within the Special Landscape Area or the Coastal Protection Belt? (11)	No	
	Is there potential to enhance the ecological value of the site? (1, 7, 12)	Yes	

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

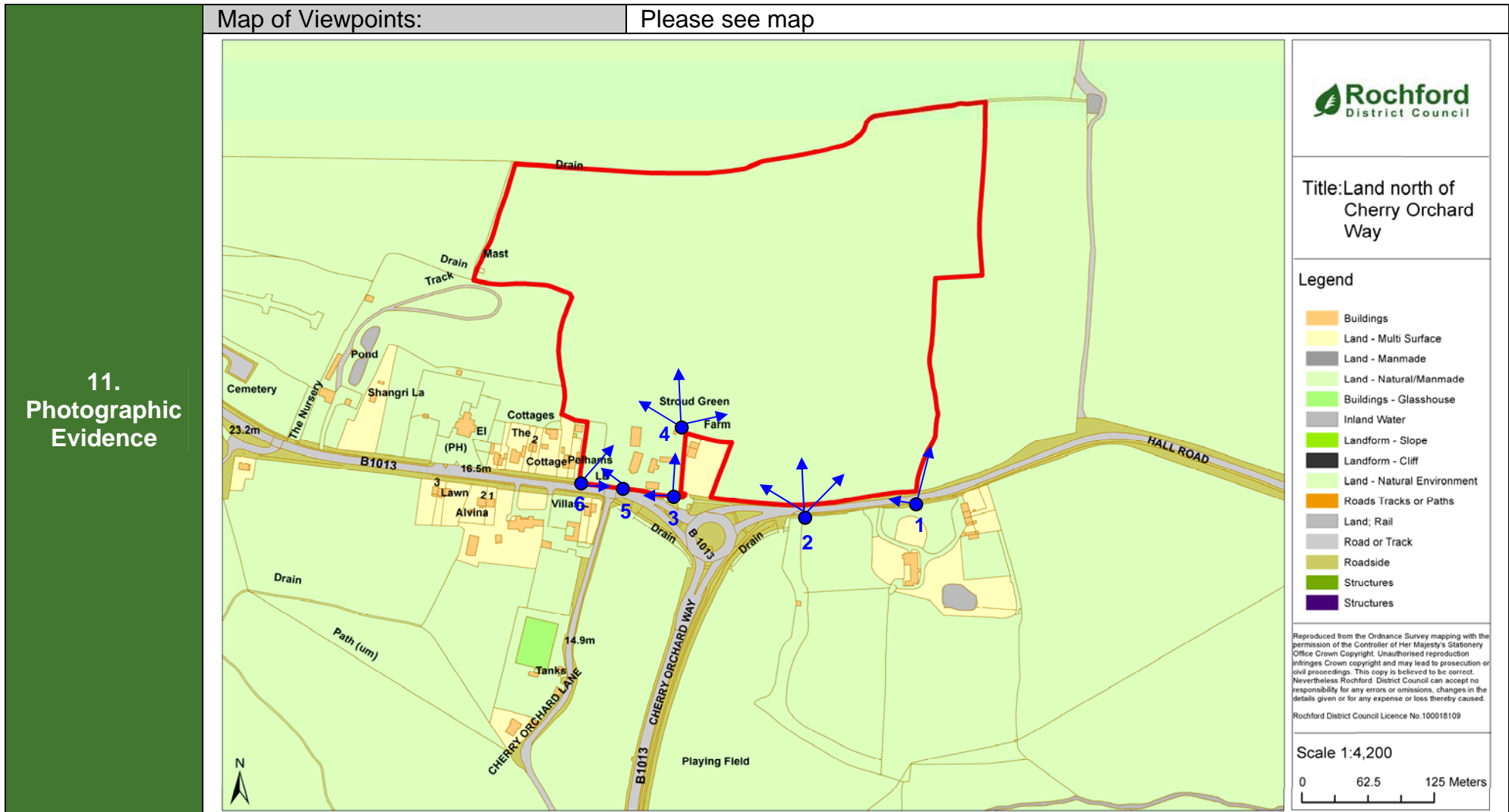
Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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







**Viewpoint 1 (Looking west)**



**Viewpoint 1 (Looking north/north west)**



**Viewpoint 2 (Looking north)**



**Viewpoint 2 (Looking north west)**



**Viewpoint 2 (Looking north east)**



**Viewpoint 3 (Looking north)**





**Viewpoint 3 (Looking west)**



**Viewpoint 4 (Looking west/north west)**





**Viewpoint 4 (Looking north)**



**Viewpoint 4 (Looking east/north east)**



**Viewpoint 5**



**Viewpoint 6 (Looking north east)**



**Viewpoint 6 (Looking east)**

12. Other Issues and Summary

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

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

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

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

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

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

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



## **5 West Hockley**

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

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

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

50 dwellings/30dph = 1.67 hectares (net)

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

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

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

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

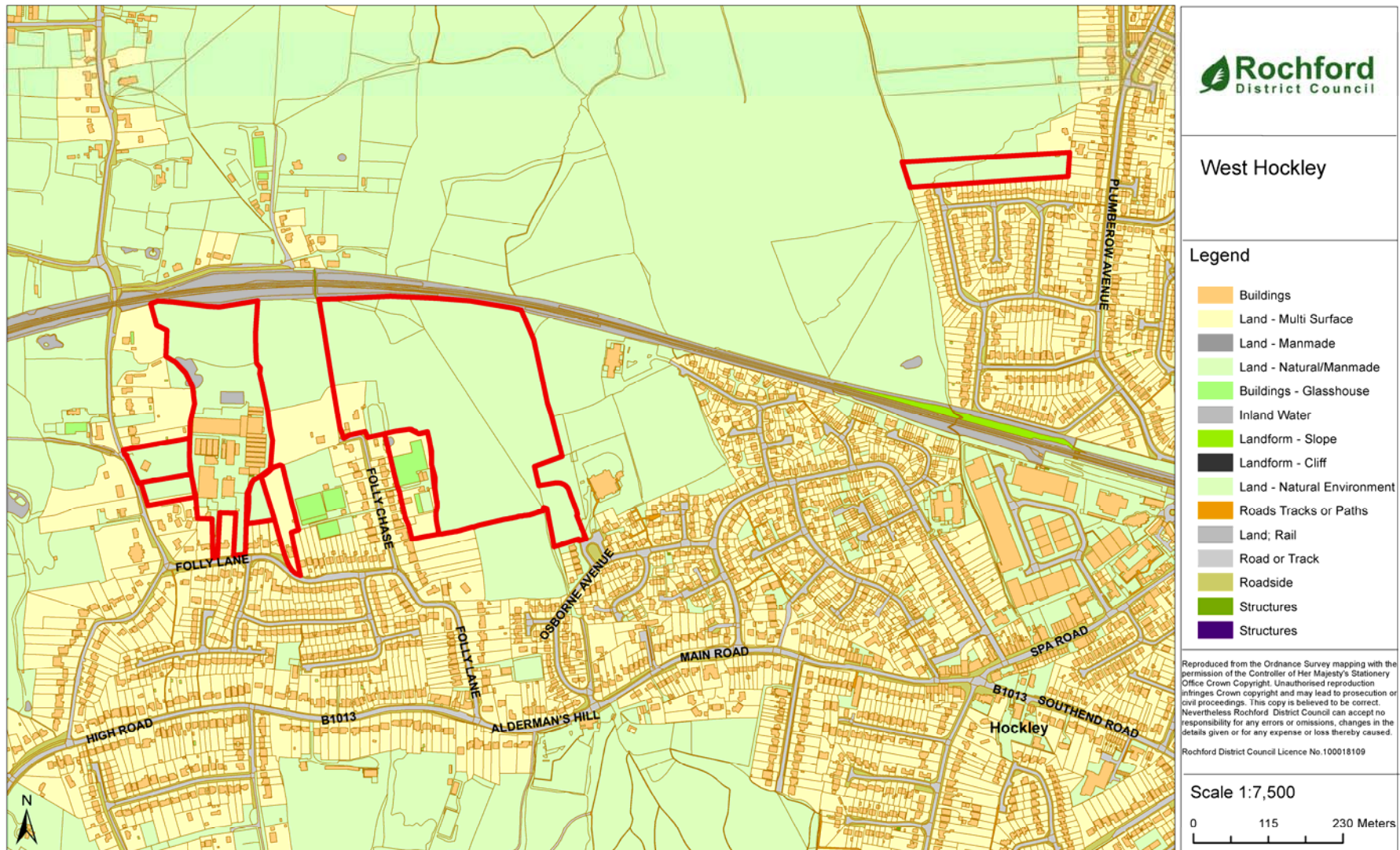


Figure 3 – Sites assessed within the general location of West Hockley

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



<b>2. Constraints</b>	<b>Flood Risk</b>	
	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"/>
	<b>Commentary:</b>	
	<b>Infrastructure Requirements</b>	
	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)

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



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

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

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

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

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

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

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

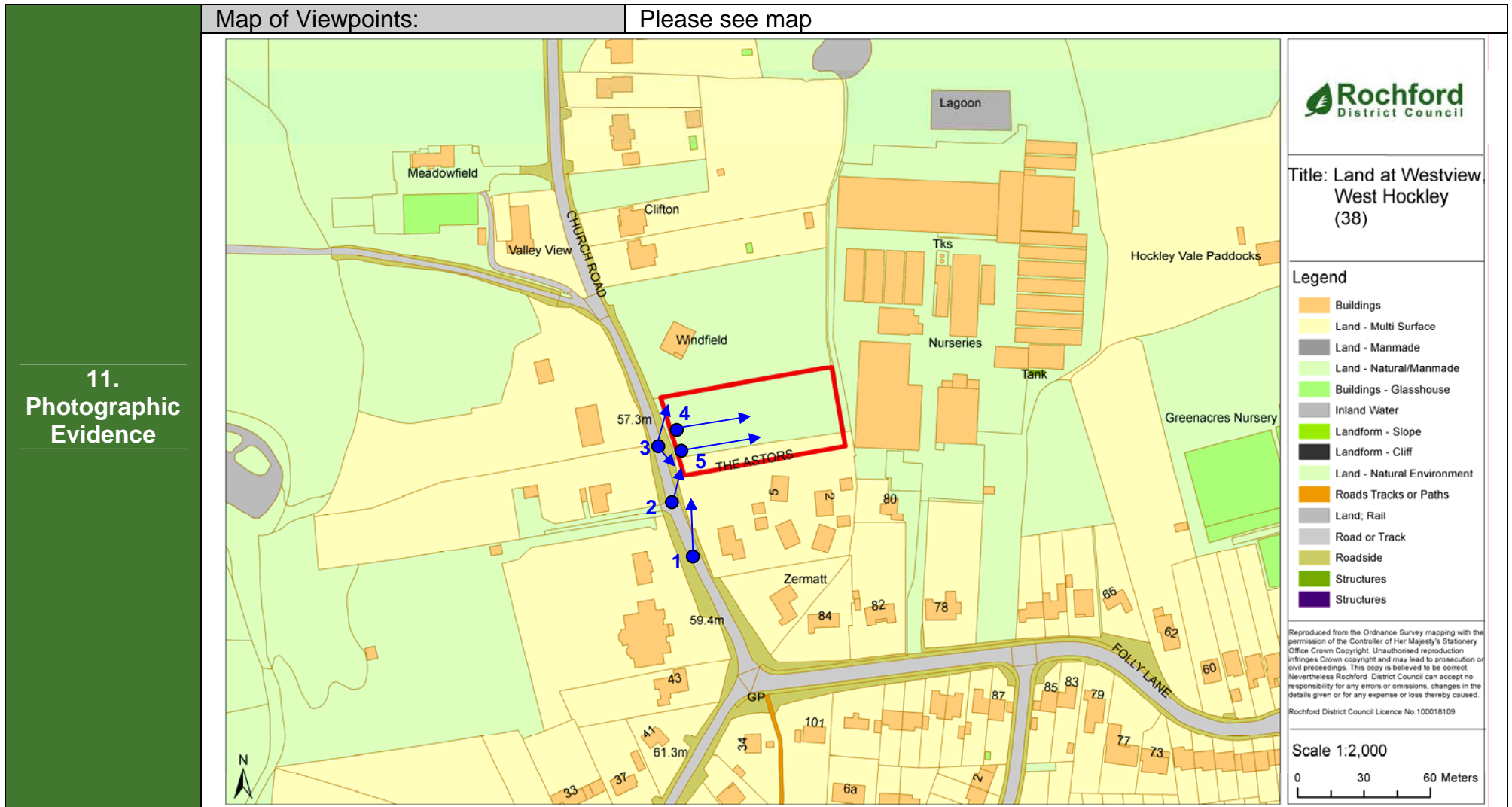
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the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

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

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

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







**Viewpoint 1**



**Viewpoint 2**



**Viewpoint 3 (Looking north)**



**Viewpoint 3 (Looking south)**





**Viewpoint 4**



**Viewpoint 5**

12. Other  
Issues and  
Summary

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

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

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

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

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

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

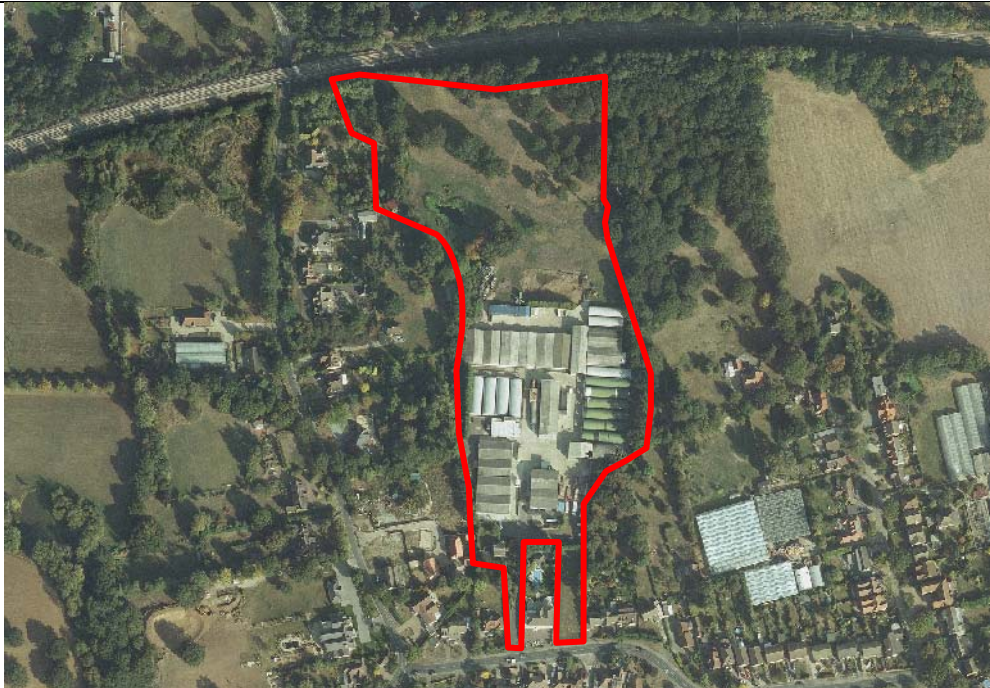
If this site and the site to the east (ref: 54) were allocated the site area would be over the approximate minimum site threshold of 2.23 hectares (and give a site size of 4.21 hectares). Based on the calculations within the SHLAA (2012) at an indicative density of 30 dwellings per hectare, these sites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



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

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

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

			
<p><b>2. Constraints</b></p>	<b>Flood Risk</b>		
	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"/>	
	<b>Commentary:</b>		
	<b>Infrastructure Requirements</b>		
	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)

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

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

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



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

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

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

	Is the site within or in proximity to a Tree Preservation Order (TPO)? (7)	Yes	There is a large TPO area adjacent to the site to the west. There is also a smaller TPO area and several TPO points within the curtilage of 'Windfield' to the west of the site.
	Is the site within or in proximity to a Scheduled Ancient Monument (SAM)? (7)	No	
	Is the site within the Green Belt? (1, 3)	Yes/No	The southernmost part of the site is within the existing residential area.
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
<b>7. Site Sustainability Issues – Sources/ Areas of Pollution</b>	<b>Site Sustainability Indicators</b>	<b>Yes/No</b>	<b>Commentary</b>
	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	

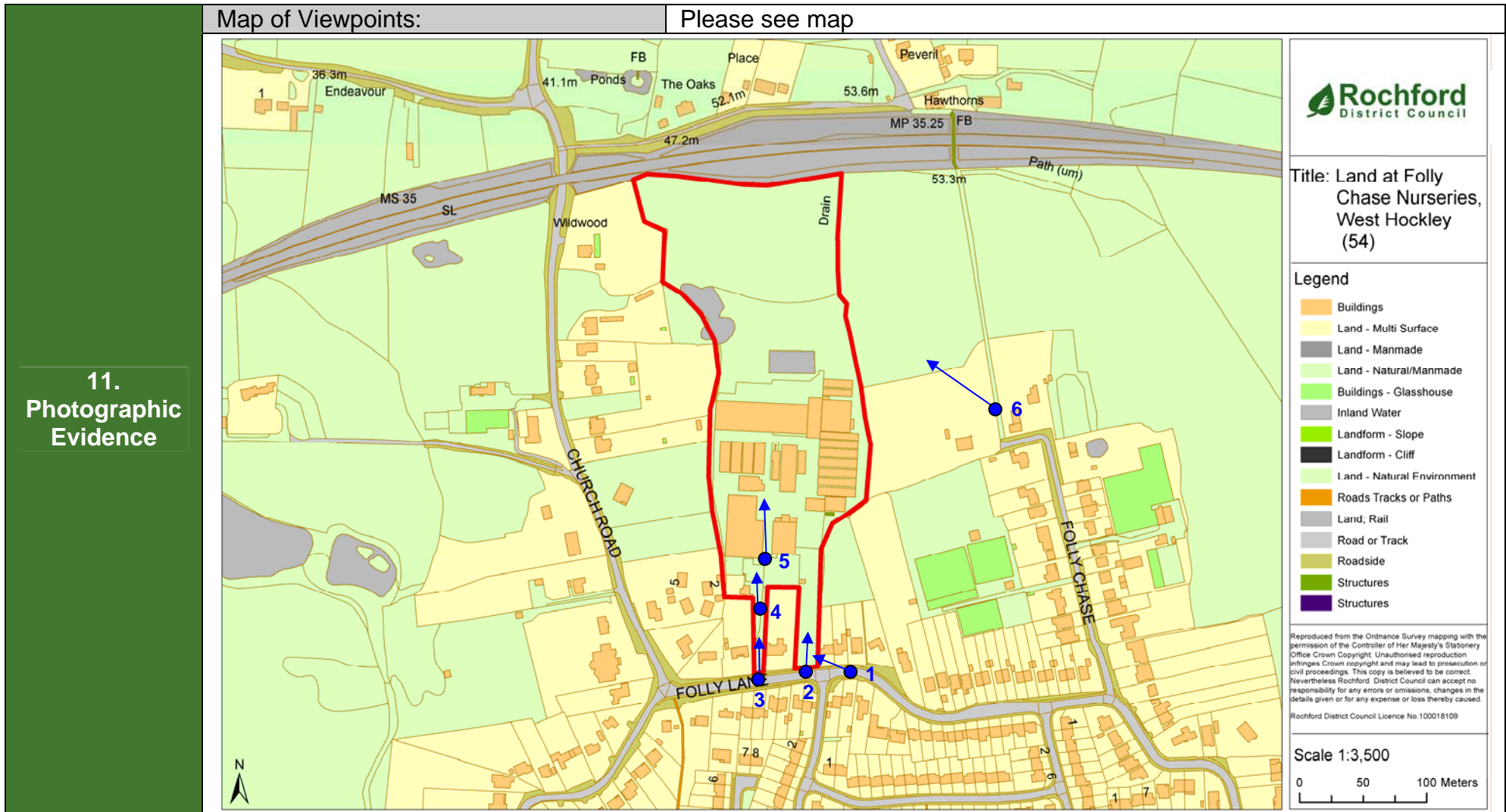
## Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

<sup>1</sup> 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
	<b>9. Site Sustainability Issues – Visual Impact</b>	Is the site enclosed by natural features such as hedgerows, trees? (1, 7)	Yes
Site Sustainability Indicators		Rating	Commentary
	Are there open views across the site? (1)	Obscured	This site is situated to the rear of dwellings along Folly Lane and Church Road which generally screens it from view. There are also trees and hedgerows along the boundaries of the site which ensures that there are not open views of the site. The entrance to the site from Folly Lane is relatively narrow and does not generally provide open views across the site. The potential access point to the east along Folly Lane does not enable open views of the site due to the presence of a fence and hedgerows. There are not open views across the site from the public highway.
<b>10. Potential Capacity</b>	Residential Use Potential Site Capacity	Estimated appropriate density for area:	30 dwellings/hectare
		Net development site area (in hectares):	4 hectares (gross) 50% - 2 hectares (net) 75% - 3 hectares (net)
		Estimated capacity for the site:	60-90 dwellings at 30 dwellings per hectare







**Viewpoint 1**



**Viewpoint 2**



**Viewpoint 3**



**Viewpoint 4**



**Viewpoint 5**



**Viewpoint 6**

12. Other Issues and Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

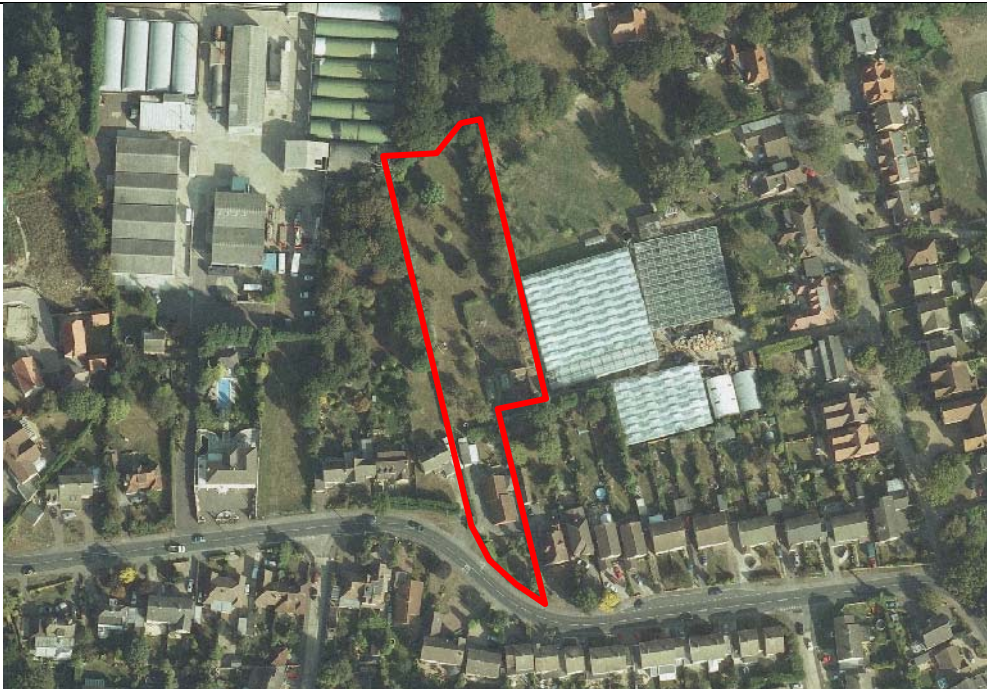
$$2.7 * 50\% = 1.35 * 30\text{dph} = 41 \text{ dwellings}$$

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

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

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

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

																									
<b>2. Constraints</b>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="383 911 2112 951"><b>Flood Risk</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="383 951 1536 991">Zone 1: Low Probability (&lt;0.1% probability of annual flooding)</td> <td data-bbox="1536 951 2112 991"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 991 1536 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1536 991 2112 1031"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1031 1536 1070">Zone 3a: High Probability (&gt;1% probability of annual flooding)</td> <td data-bbox="1536 1031 2112 1070"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1070 1536 1110">Zone 3b: The Functional Floodplain (&gt;5% probability of annual flooding)</td> <td data-bbox="1536 1070 2112 1110"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="383 1110 2112 1150"><b>Commentary:</b></td> </tr> <tr> <th colspan="2" data-bbox="383 1150 2112 1190"><b>Infrastructure Requirements</b></th> </tr> <tr> <td data-bbox="383 1190 1536 1230">New Highways Access Required:</td> <td data-bbox="1536 1190 2112 1230"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1230 1536 1270">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1536 1230 2112 1270"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1270 1536 1310">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1536 1270 2112 1310"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1310 1536 1350">Significant Investment in walking/public transport required:</td> <td data-bbox="1536 1310 2112 1350"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1350 1536 1370">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1536 1350 2112 1370"><input type="checkbox"/></td> </tr> </tbody> </table>	<b>Flood Risk</b>		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"/>	<b>Commentary:</b>		<b>Infrastructure Requirements</b>		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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Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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



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

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

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

	Is the site within the Green Belt? (1, 3)	Yes/No	The southern section of the site which encompasses a dwelling is within the existing residential area. The large garden area to the rear is within the Green Belt.
	Is the site within or in proximity to a Conservation Area? (11)	No	This site is not situated in proximity to Rochford or Rayleigh Conservation Areas.
	Is the site in proximity to a Listed Building? (11)	No	
	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
<b>7. Site Sustainability Issues – Sources/ Areas of Pollution</b>	<b>Site Sustainability Indicators</b>	<b>Yes/No</b>	<b>Commentary</b>
	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 <sup>1</sup> ? (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.

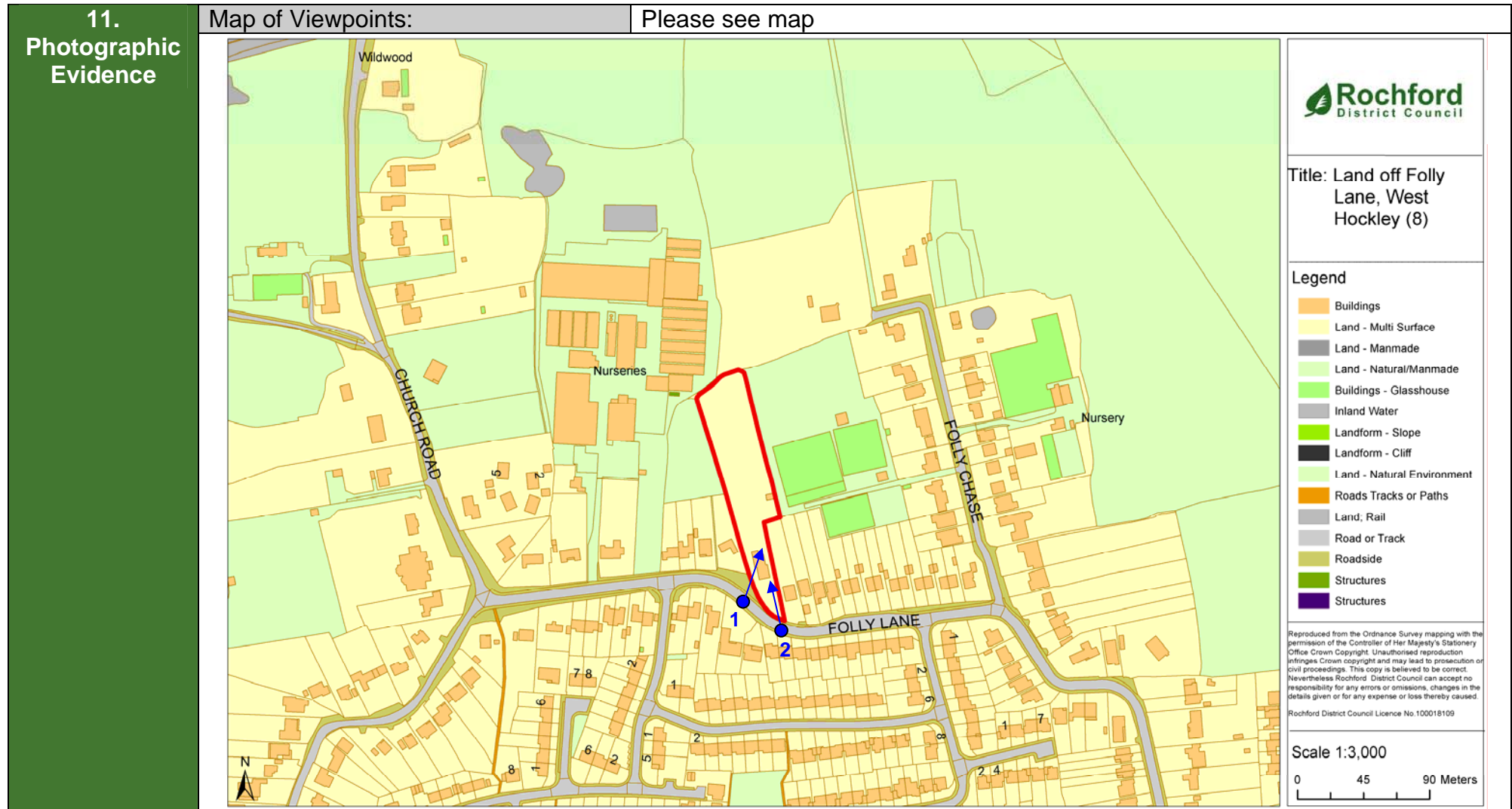
<sup>1</sup> A potentially significant road junction is a junction identified by the Council's Environmental Health Team as being such, based on air quality monitoring.

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

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

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

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







**Viewpoint 1**



**Viewpoint 2**

**12. Other  
Issues and  
Summary**

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

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

In general there are no onsite constraints.

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

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

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


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

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

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

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

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

																									
<p><b>2. Constraints</b></p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="383 911 2121 951" style="background-color: #e0f2f1;"><b>Flood Risk</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="383 951 1563 991">Zone 1: Low Probability (&lt;0.1% probability of annual flooding)</td> <td data-bbox="1563 951 2121 991" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 991 1563 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1563 991 2121 1031" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1031 1563 1070">Zone 3a: High Probability (&gt;1% probability of annual flooding)</td> <td data-bbox="1563 1031 2121 1070" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1070 1563 1110">Zone 3b: The Functional Floodplain (&gt;5% probability of annual flooding)</td> <td data-bbox="1563 1070 2121 1110" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="383 1110 2121 1150"><b>Commentary:</b></td> </tr> <tr> <th colspan="2" data-bbox="383 1150 2121 1190" style="background-color: #e0f2f1;"><b>Infrastructure Requirements</b></th> </tr> <tr> <td data-bbox="383 1190 1563 1230">New Highways Access Required:</td> <td data-bbox="1563 1190 2121 1230" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1230 1563 1270">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1563 1230 2121 1270" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1270 1563 1310">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1563 1270 2121 1310" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1310 1563 1350">Significant Investment in walking/public transport required:</td> <td data-bbox="1563 1310 2121 1350" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1350 1563 1369">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1563 1350 2121 1369" style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>	<b>Flood Risk</b>		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"/>	<b>Commentary:</b>		<b>Infrastructure Requirements</b>		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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Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								



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

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

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

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

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

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

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

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

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

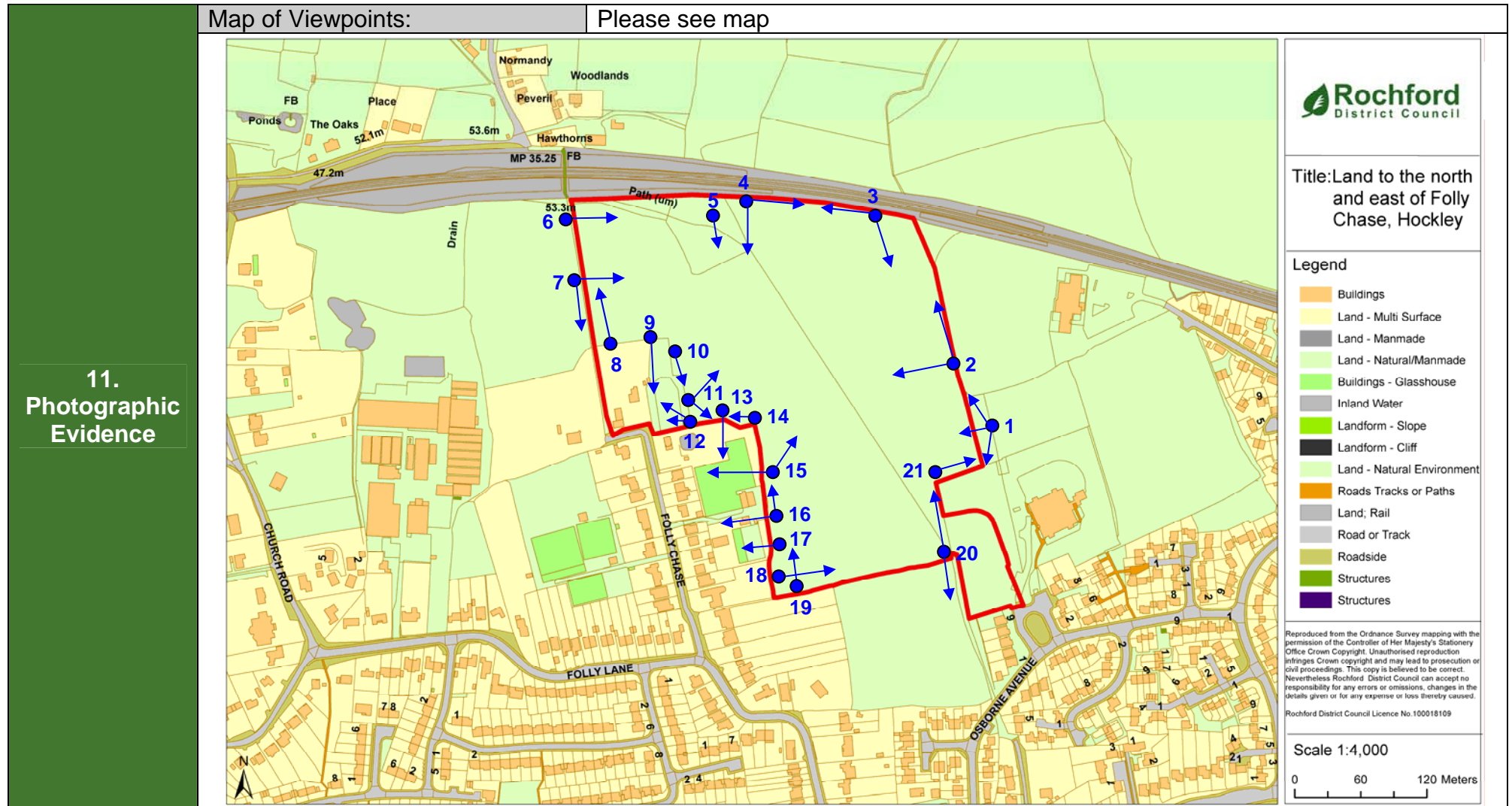
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions <sup>1</sup> ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	Yes/No	This area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

<sup>1</sup> 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)

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





**Viewpoint 1 (Looking south)**



**Viewpoint 1 (Looking west)**



**Viewpoint 1 (Looking north)**



**Viewpoint 2 (Looking west)**





**Viewpoint 2 (Looking north)**



**Viewpoint 3 (Looking south)**





**Viewpoint 3 (Looking west)**



**Viewpoint 4 (Looking east)**



**Viewpoint 4 (Looking south)**



**Viewpoint 5**





**Viewpoint 6**



**Viewpoint 7 (Looking east)**



**Viewpoint 7 (Looking south)**



**Viewpoint 8**





**Viewpoint 9**



**Viewpoint 10**





**Viewpoint 11 (Looking north east)**



**Viewpoint 11 (Looking south east)**



**Viewpoint 12 (Looking west)**



**Viewpoint 12 (Looking north west)**





**Viewpoint 13 (Looking south)**



**Viewpoint 14**



**Viewpoint 15 (Looking west)**



**Viewpoint 15 (Looking north east)**



**Viewpoint 16 (Looking north)**



**Viewpoint 16 (Looking west)**





**Viewpoint 17**



**Viewpoint 18**



**Viewpoint 19**



**Viewpoint 20 (Looking north)**





**Viewpoint 20 (Looking south)**



**Viewpoint 21**

12. Other  
Issues and  
Summary

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

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

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


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

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

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

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



		
<b>2. Constraints</b>	<b>Flood Risk</b>	
	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"/>
	<b>Commentary:</b>	
	<b>Infrastructure Requirements</b>	
	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)

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

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

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

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

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

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

	Is the site within or in proximity to an area of archaeological interest? (7, 11)	Yes	The surviving historic pattern of the landscape and surviving settlement pattern together with the lack of development indicates potential for high level of surviving assets within Historic Environment Character Zone 33. There is high potential of surviving historic environment assets.
<b>7. Site Sustainability Issues – Sources/ Areas of Pollution</b>	<b>Site Sustainability Indicators</b>	<b>Yes/No</b>	<b>Commentary</b>
	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 <sup>1</sup> ? (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.

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

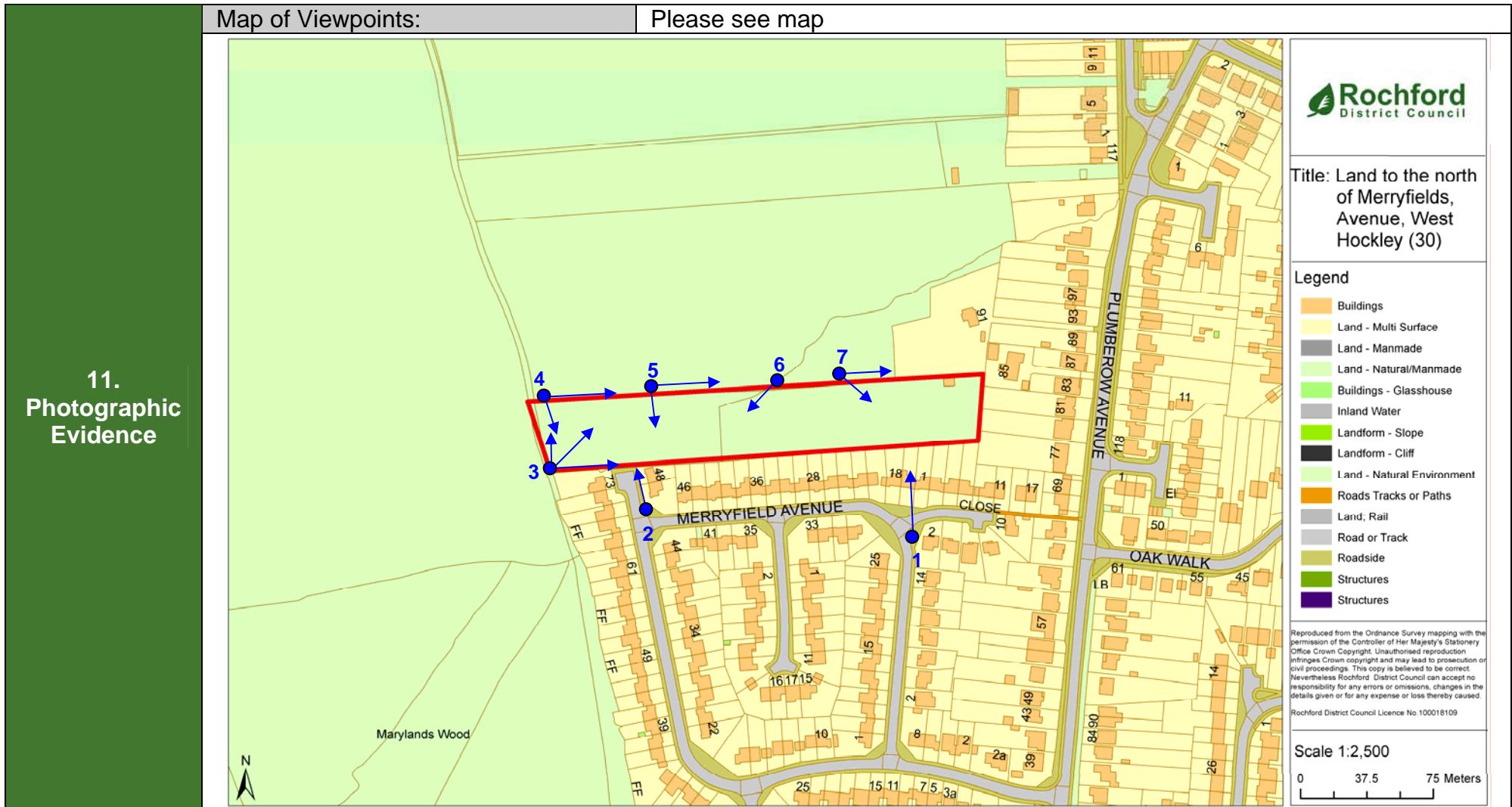


Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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

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

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





**Viewpoint 1**



**Viewpoint 2**





**Viewpoint 3 (Looking east/north east)**



**Viewpoint 3 (Looking north)**





**Viewpoint 3 (Looking east)**



**Viewpoint 4 (Looking south)**



**Viewpoint 4 (Looking east)**



**Viewpoint 5 (Looking south)**





**Viewpoint 5 (Looking east)**



**Viewpoint 6**



**Viewpoint 7 (Looking south east)**



**Viewpoint 7 (Looking east)**



**12. Other  
Issues and  
Summary**

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

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

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


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

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

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



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

																									
<b>2. Constraints</b>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="389 916 2098 948"><b>Flood Risk</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="389 948 1581 991">Zone 1: Low Probability (&lt;0.1% probability of annual flooding)</td> <td data-bbox="1581 948 2098 991"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 991 1581 1029">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1581 991 2098 1029"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1029 1581 1067">Zone 3a: High Probability (&gt;1% probability of annual flooding)</td> <td data-bbox="1581 1029 2098 1067"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1067 1581 1106">Zone 3b: The Functional Floodplain (&gt;5% probability of annual flooding)</td> <td data-bbox="1581 1067 2098 1106"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="389 1106 2098 1144"><b>Commentary:</b></td> </tr> <tr> <th colspan="2" data-bbox="389 1144 2098 1182"><b>Infrastructure Requirements</b></th> </tr> <tr> <td data-bbox="389 1182 1581 1220">New Highways Access Required:</td> <td data-bbox="1581 1182 2098 1220"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1220 1581 1259">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1581 1220 2098 1259"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1259 1581 1297">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1581 1259 2098 1297"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1297 1581 1335">Significant Investment in walking/public transport required:</td> <td data-bbox="1581 1297 2098 1335"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="389 1335 1581 1370">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1581 1335 2098 1370"><input type="checkbox"/></td> </tr> </tbody> </table>	<b>Flood Risk</b>		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"/>	<b>Commentary:</b>		<b>Infrastructure Requirements</b>		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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Flood Risk Mitigation Measures Required:	<input type="checkbox"/>																								

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

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

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

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

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

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



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

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

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

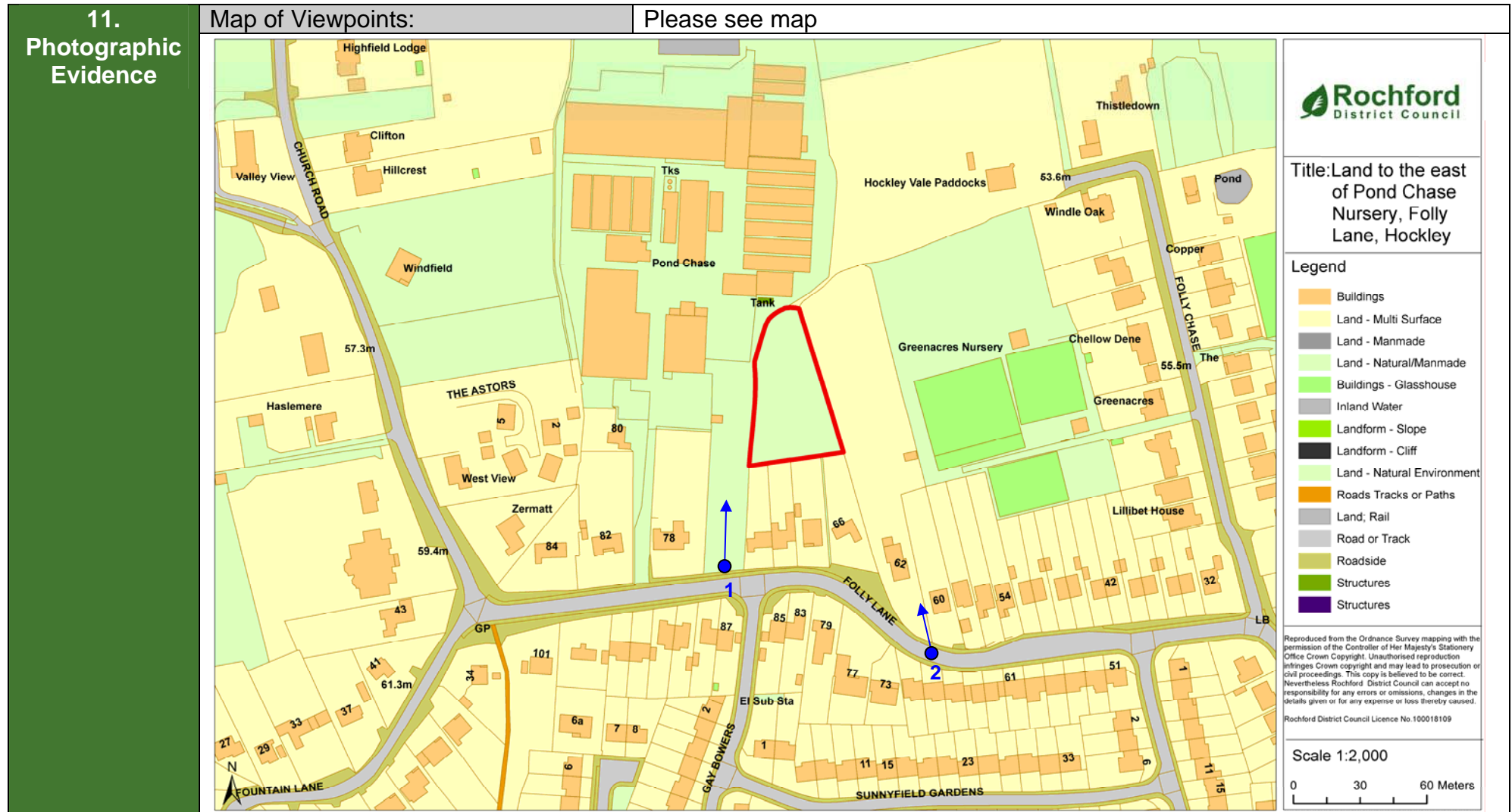
7. Site Sustainability Issues – Sources/ Areas of Pollution	Site Sustainability Indicators	Yes/No	Commentary
	Is there potential to avoid the public safety zone of London Southend Airport? (1, 4)	Yes	
	Is there potential that noise from London Southend Airport would affect future residents, given the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

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

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

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

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







**Viewpoint 1**



**Viewpoint 2**

**12. Other  
Issues and  
Summary**

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


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

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

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

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

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

																									
<p><b>2. Constraints</b></p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="383 911 2096 951" style="text-align: center;"><b>Flood Risk</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="383 951 1574 991">Zone 1: Low Probability (&lt;0.1% probability of annual flooding)</td> <td data-bbox="1574 951 2096 991" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="383 991 1574 1031">Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)</td> <td data-bbox="1574 991 2096 1031" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1031 1574 1070">Zone 3a: High Probability (&gt;1% probability of annual flooding)</td> <td data-bbox="1574 1031 2096 1070" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1070 1574 1110">Zone 3b: The Functional Floodplain (&gt;5% probability of annual flooding)</td> <td data-bbox="1574 1070 2096 1110" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="383 1110 2096 1150"><b>Commentary:</b></td> </tr> <tr> <th colspan="2" data-bbox="383 1150 2096 1190" style="text-align: center;"><b>Infrastructure Requirements</b></th> </tr> <tr> <td data-bbox="383 1190 1574 1230">New Highways Access Required:</td> <td data-bbox="1574 1190 2096 1230" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1230 1574 1270">Significant Investment in Existing Foul Sewerage Required:</td> <td data-bbox="1574 1230 2096 1270" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1270 1574 1310">Significant Investment in Gas/Water/Electricity Power Supplies:</td> <td data-bbox="1574 1270 2096 1310" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1310 1574 1350">Significant Investment in walking/public transport required:</td> <td data-bbox="1574 1310 2096 1350" style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="383 1350 1574 1370">Flood Risk Mitigation Measures Required:</td> <td data-bbox="1574 1350 2096 1370" style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>	<b>Flood Risk</b>		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"/>	<b>Commentary:</b>		<b>Infrastructure Requirements</b>		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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Allocations Development Plan Document: Detailed Assessment of Potential Residential Site Options (Evidence Base Document)

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



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

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

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

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

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

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

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

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

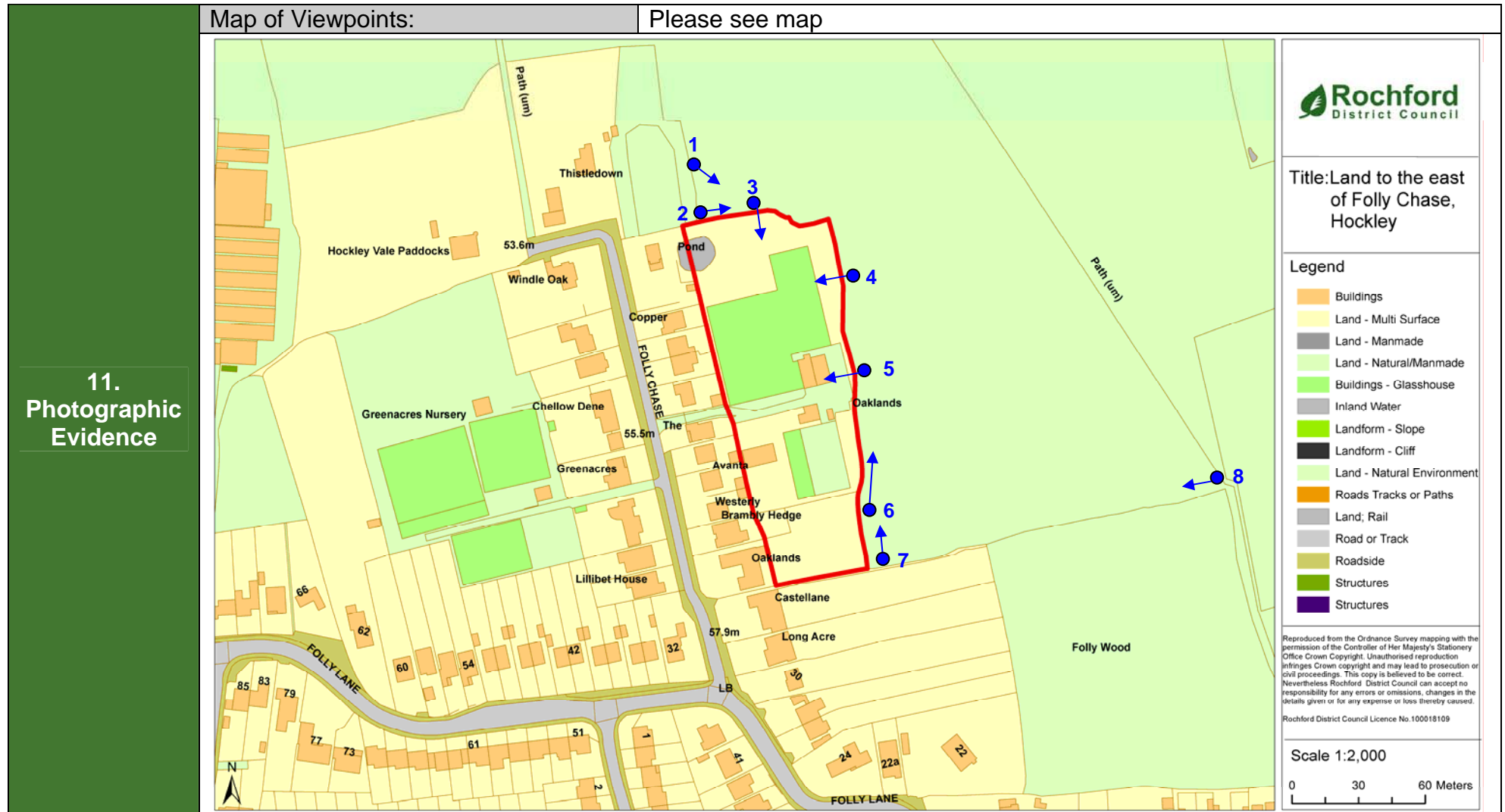
<sup>1</sup> A potentially significant road junction is a junction identified by the Council’s Environmental Health Team as being such, based on air quality monitoring.

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

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



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





**Viewpoint 1**



**Viewpoint 2**





**Viewpoint 3**



**Viewpoint 4**



**Viewpoint 5**



**Viewpoint 6**





**Viewpoint 7**



**Viewpoint 8**

12. Other Issues and Summary

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

Generally there are no onsite constraints.

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

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

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

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

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

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



**2. Constraints**

**Flood Risk**

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

**Commentary:**

**Infrastructure Requirements**

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

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

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



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

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

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

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

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

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

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

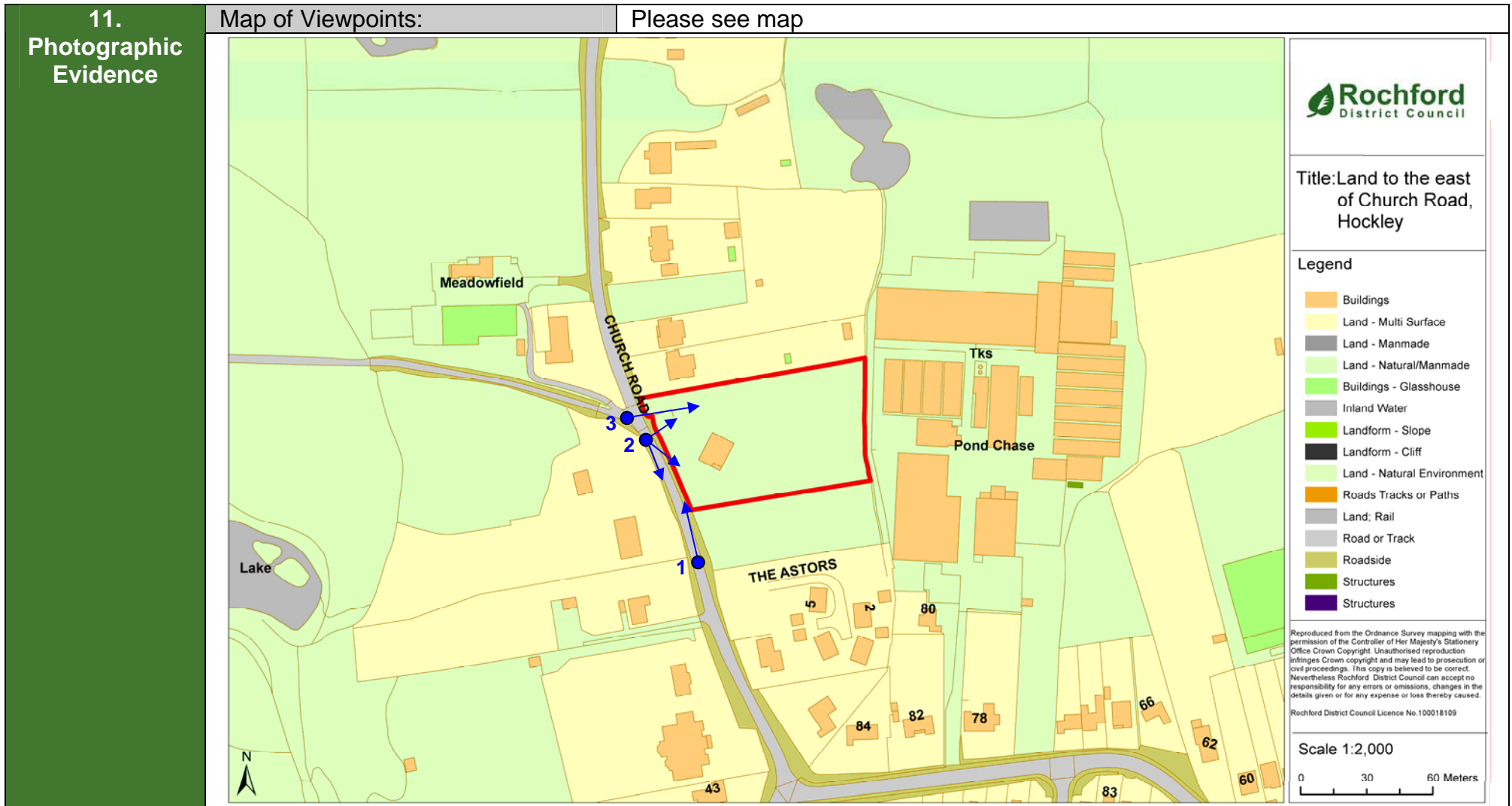
	Is the site within or in proximity to an Air Quality Management Area (AQMA)? (1, 15)	No	
	Is there potential that the site would impact on air quality at significant road junctions <sup>1</sup> ? (1, 15)	No	
	Is the site potentially within or in proximity to contaminated land? (1, 4)	No	Greenfield land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

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

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

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







**Viewpoint 1**



**Viewpoint 2 (Looking south east)**




**Viewpoint 2 (Looking south)**



**Viewpoint 2 (Looking north east)**



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

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

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

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

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

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



The updated Sustainability Appraisal notes that:

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