

# **Tendring District Council**

## **Appendix to Sustainability Appraisal (SA) of Tendring District Local Plan Pre-Submission Focussed Changes**

December 2013

**Notable major changes**

**Timeframe of the Local Plan**

Option 1 is for the Local Plan to have a 10 year time frame of 2011-2021.

Option 2 is for the Local Plan to have a 15 year time frame of 2014-2029.

Objective	Assessment criteria	Target	Scoring	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	-	+	The NPPF requires local planning authorities to plan for the delivery of housing over a 15 year period. Option 1 would only plan for a 10 year period and so would not provide the homes to support a growing population in the period from 2021. The updated evidence base (specifically the latest viability testing, SHLAA and SHMA) shows that the district's objectively assessed housing need can be met through planned urban extensions to the main towns in the district and a fair and proportionate level of growth of the district's smaller settlements over the next 10 years. However, the evidence has found that large scale expansion, possibly of Clacton, Harwich or west Tendring would likely be necessary to meet housing need post 2024. This level of development would require significant infrastructure improvements and so would need long term planning to ensure the delivery of sustainable new communities. The impact under option 2 is not significantly positive as a review to the Local Plan will be required to address housing need post 2024.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	-	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	n/a	n/a	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	n/a	n/a	The NPPF states that Local Plans should be drawn up over an appropriate time scale (preferably a 15-year time horizon) take account of longer term requirements. Option 1 only covers a 10 year period and so would not take account of longer economic term requirements. The evidence base has found that large scale expansion, possibly of Clacton, Harwich or west Tendring would likely be necessary to meet housing need and employment opportunities post 2024. This level of development would require significant infrastructure improvements and so would need long term planning to ensure the delivery of sustainable new communities.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	+	

	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	100%	n/a	n/a	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	n/a	n/a	This objective is not applicable.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	Decrease from 2001 <1.00	n/a	n/a	
		Increase			
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	+	The evidence base has found that large scale expansion, possibly of Clacton, Harwich or west Tendring would likely be necessary to meet housing need and employment opportunities post 2024. This level of development would require significant infrastructure improvements and so would need long term planning to ensure the delivery of sustainable new communities. Without a 15 year plan period to properly plan for large scale new communities there is a risk that housing will be delivered in the future without the necessary infrastructure to support it.
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and	Increase in total area and performance	n/a	n/a	

	new public space be created?	against GI standards set out in the Open Space Strategy			
	Will it reduce actual crime and the fear of crime?	Decrease	n/a	n/a	
		Decrease			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	n/a	n/a	
		No reduction			
		Decrease			
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	n/a	n/a	This objective is not applicable.
		Decrease			
		Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	n/a	n/a	
		Increase			
	Will it minimise the risk of flooding to people and properties?	Increase	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	n/a	n/a	

	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No net loss	n/a	n/a	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	n/a	n/a	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	n/a	n/a	
	Will historic assets be protected or enhanced?	Reduction	n/a	n/a	
No loss					
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	No reduction	n/a	n/a	
		No reduction			
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	n/a	n/a	
Increase					

## **Spatial Strategy**

### **Changes: MAJ2.1, 2.2, 2.3, 2.4 and 2.5**

Option 1 is the previous option 1, Priority Areas for Regeneration. This option directs housing to Clacton and Harwich, which were identified in the East of England Plan as Priority Areas for Regeneration. Development in other areas of the district would be limited to infill development. Housing will be delivered as follows: 3,500 in Clacton and 3,000 in Harwich.

Option 2 is the previous option 2, Incremental Growth. Under this option housing growth is distributed between each of the urban areas broadly on a pro rata basis related to the relative need for affordable housing, but also taking account of the market demand and recent trends. Small scale housing and employment would be provided on the periphery of key rural service centres to meet local needs. Housing will be delivered as follows: 3,500 in Clacton, 1,000 in Harwich, 1,000 in Frinton/Walton, 500 in Manningtree/ Lawford, and 500 in Brightlingsea.

Option 3 follows the same approach as option 2 in terms of distributing housing throughout the district in accordance with relative need for affordable housing, market demand and recent trends. However, the distribution is different from option 1 as it is informed by the Infrastructure Study and is as follows: 4,100 in Clacton, 1,000 in Harwich, 900 in Frinton/Walton, 200 in Manningtree/Lawford, 180 in Brightlingsea, and 200 in the rural service centres.

Option 4 is the approach that was put forward in the 2010 Core Strategy document which provided for 4,100 homes in Clacton, 900 in Harwich, 800 for Frinton/Walton, 150 for Manningtree and Lawford and 150 for Brightlingsea, based on addressing some of the shortages of housing in certain parts of the District, over a 20 year plan period 2011-2031, reducing the annualised rate of dwellings to less than originally suggested in the now revoked East of England Plan. This strategy received a large number of objections.

Option 5 is the approach that has been included within the 2012 draft Local Plan – a pro-rata distribution of housing development across all urban and rural settlements based on a fair 6% increase in housing stock for each individual town or village. Planning for just 10-years growth (2011 to 2021); this strategy results in around 1,700 homes for Clacton-on-Sea, 540 for Harwich and Dovercourt, 570 for Frinton, Walton and Kirby Cross, 230 for Manningtree, Lawford and Mistley and 240 for Brightlingsea.

Option 6 is the approach set out in the focussed changes document. For the first 10 years, the Local Plan will still aim to deliver a 'fair and proportionate' spread of development across all parts of the district that results in an approximate 6% increase in housing stock for most settlements, where practical, taking into account local character and constraints. For the last 5 years, the revised plan will indicate 'broad

locations' where options for longer-term growth will be explored, in more detail, when the Local Plan is next reviewed; these include land in and around Clacton, Harwich and West Tendring/Colchester Fringe.

Options 1 and 2 scored most favourably in the previous round of appraisal work and option 3 is an alternative to option 2. Option 4 was the approach put forward in the 2010 Core Strategy document, Option 5 is the approach included within the 2012 draft Local Plan and Option 6 is the approach included in the focussed changes document.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt.4	Opt. 5	Opt. 6	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	++	++	++	++	++	++	All options will provide the amount of homes necessary to support the growing population. In terms of an equal distribution of housing to meet the needs of all of the districts residents; option 1 will locate approximately 55% of homes in Clacton and 45% in Harwich, this does not reflect recent trends in terms of housing in Harwich and ignores the housing needs of other areas of the district. Options 2, 3 and 4 distribute housing according to affordable housing need, market demand and recent trends. Options 5 & 6 allows for the fairest distribution of homes, with each settlement accommodating a 6% increase in housing stock. The Council's Housing studies have shown that mid-Tendring has an acute shortage of affordable housing and options 2, 3, 4, 5 & 6 will help to remedy this situation through the provision of small scale housing on the periphery of key service centres to meet local needs. In addition, options 5 & 6 also distribute a 6% housing stock increase in all settlements, including key rural service centres and the smaller rural villages and hamlets. Under option 1 high density development will be delivered; in smaller towns/ villages it is more difficult to provide high density development as development must fit in with the character of the surroundings. Option 6 also includes broad areas of search to address housing needs in years 11-16 of the plan period which will be explored as part of the Local Plan review, this will have a more positive impact than the alternative options on providing homes to support the growing population.
	Will the delivery of affordable homes increase?	N/A	+	++	++	++	++	++	
	Will it deliver a mix of housing types?	N/A	++	++	++	++	++	++	
	Does it make efficient use of land?	N/A	++	+	+	+	+	+	

2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	This objective is not applicable.						
	Will it promote regeneration?	N/A							
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A							
	Will it enhance the vitality and viability of town centres?	N/A							
	Will it sustain or enhance the rural economy?	N/A							
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	This objective is not applicable.						
	Do people have access to satisfying work appropriate to their skills, potential and place of	N/A							

	residence?								
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	+	+	+	+	All options direct housing to the main towns in the district, where there is the greatest provision of job opportunities, services/facilities and public transport.
	Will sustainable modes of transport increase?	N/A	o	o	o	o	o	o	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	+	++	++	++	++	All options will provide social infrastructure and services and open space; and a larger and greater variety is likely to be provided on large sites. Options 3, 4, 5 & 6 will have the most positive impact on social infrastructure and services as they are informed by the Infrastructure Study and they ensure that the amount of homes directed to each town does not place an unacceptable strain on infrastructure and services. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Under all options development will take place on Greenfield land, the SHLAA recommends that only 25% of homes will be built on Brownfield land, which will effect soil and water quality.
	Will existing public space be retained and new public space be created?	N/A	+	+	+	+	+	+	
	Will it reduce actual crime and the fear of crime?	N/A	+	+	+	+	+	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	-	-	-	-	-	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	+	+	+	+	Affordable housing will be delivered, which will reduce levels of poverty and exclusion. All options will promote social cohesion by integrating new housing into existing urban areas, options 5 & 6 will have the most positive impact as it directs housing to all areas of the district, helping to provide housing everywhere it is needed, ensuring that residents do not have to move out of their home town.
	Will it promote social cohesion?	N/A	+	+	+	+	++	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	+	+	+	+	+	+	By the time the Local Plan is adopted all new homes will have to comply with the code for sustainable homes; from 2010 a minimum of level 3 had to be reached, from 2013 a minimum of level 4 must be reached and from 2016 level 6 (zero carbon) must be met. As a coastal
	Will sustainable design and construction	N/A	+	+	+	+	+	+	

	techniques be employed?									<p>district there is a risk of flooding under all options, although as part of the broad areas of search flood risk areas will be discounted from further consideration. Option 1 is very likely to result in flood risk issues as 3,000 homes are proposed in Harwich, which is a high flood risk area. All options have the opportunity to provide green space for the dispersal of species and provision should be influenced by the Haven Gateway Green Infrastructure Strategy.</p>
	Will it minimise the risk of flooding to people and properties?	0	-	0	0	0	0	0		
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	I	I	I	I	I	I		
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	+	+	+	+	+		
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	?	?	?	?	?	?		<p>In 2007/8 there was no change to areas of biodiversity importance in the district. However, notwithstanding this all of these options have the potential to adversely affect biodiversity and to enhance biodiversity and so the impact is currently uncertain. All options are likely to adversely affect environmentally protected sites; the increase in the population, which all options provide for (expected to be a 17% increase between 2006 and 2026) will place further pressure on internationally designated sites through increased disturbance and increased pressure on water resources and water quality. Option 1 will result in the most negative impact as it allocates 3,000 homes in Harwich. This is a very vulnerable area bounded by the Stour Estuary to the north and Hamford Water to the east. Significant growth in this area (at present Harwich is home to only around 16% of the districts population) would be likely to directly affect these internationally designated sites. In addition to affecting internationally designated sites option 1 is likely to affect Ray Creek, Brightlingsea Creek, and Holland Brook SSSI; option 2 is likely to affect The Naze SSSI. Options 3 and 4 will result in the least impacts on environmentally designated sites as they distribute more homes to Clacton, which has limited ecological sensitivity, and they direct a lower amount of homes to the other towns than option 2. Options 5 &amp; 6 direct housing development across the whole district, including rural areas, it is therefore highly likely that this</p>
	Will environmentally protected sites be protected or enhanced?	No loss	--	-	-	-	-	-		
	Will it protect Greenfield land?	N/A	--	--	--	--	--	--		
	Will landscape quality be maintained?	No loss high value	-	-	-	-	-	-		
	Will listed buildings and conservation areas be protected or enhanced?	N/A	0	0	0	0	0	0	0	

									development will affect internationally designated sites, although a fair & proportionate increase is proposed. All options will involve the loss of Greenfield land and landscape character and it is estimated that under all options approximately 75% of new development would be on Greenfield sites. Option 2, which directs 500 homes to Manningtree could possibly impact on the Dedham Vale AONB. Option 6 includes broad areas of search for years 11-15 of the plan period and if this includes large scale development in Harwich this could adversely effect the Stour and Orwell Estuaries SPA.
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	0	0	0	0	0	0	The impact on water quality is uncertain and will be looked at in detail in the appropriate assessment of the Local Plan. As such a large proportion of Greenfield land will need to be developed in order to meet the housing target, energy efficiency should be maximised through the code for sustainable homes.
	Will water quality be maintained or improved?	N/A	?	?	?	?	?	?	
	Will it maximise the energy efficiency of development?	100%	+	+	+	+	+	+	

Habitats Regulation Assessment								
	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	General Evaluation	
Is there likely to be a significant effect on an International Site?	Yes	Yes	Yes	Yes	Yes	Yes	All options result in an increase in population as a result of new housing and employment development. This increase in the population, expected to be a 17% increase between 2006 and 2026, is likely to significantly affect international sites. There are four international sites in the district and such an increase in population will likely result in increased physical and non-physical disturbance, which will affect habitats through an increase in visitors to the sites. This growth in the district also presents issues in terms of water quality and water resources. An appropriate assessment was carried out for the now revoked East of England Plan, which originally set housing figures for Tendring, which concluded that there would be no significant adverse impacts on international sites. Option 5 plans for a lower housing number than the East of England Plan suggested, which therefore suggests the impact on international sites would be even less under this option.	

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1	✓			✓					✓
Opt 2	✓			✓			✓		✓
Opt 3	✓			✓	✓		✓		✓
Opt 4	✓			✓	✓		✓		✓
Opt 5	✓			✓	✓	✓	✓		✓
Opt 6	✓			✓	✓	✓	✓		✓

### **Economic Development Strategy**

Option 1 is the previous (2009) option 3, the Raised Employment Scenario. This option involves harnessing the potential for growth in the district and adopting a more radical approach to development. This option would involve investment in seaside towns and the promotion of the tourist industry, port expansion at Harwich, development in the rural areas, promotion of natural assets such as Hamford Water, attracting and retaining more young people, improving the skills base and taking advantage of Colchester's economic strength. It is estimated that this scenario could create 12,800 jobs and 21 hectares of land would need to be allocated.

Option 2 is the previous (2009) option 4, the hybrid approach. This option will deliver 7,000 new jobs. A range of employment sectors will be supported, including town centres, high quality offices and industrial/warehousing. The district will be promoted as a base for the growth in the renewable energy industry. Tourism will be promoted in coastal towns and rural areas, farm diversification schemes will be supported and the Council will work with the education authority to improve the skills base. This level of job growth is consistent with the approach that was put forward in the 2010 Core Strategy document.

Option 3, which forms part of the 2012 draft Local Plan, promotes a flexible approach to economic development reflecting advice in the National Planning Policy Framework. It makes cautious assumptions about Bathside Bay, not expecting the development to commence until at least the end of the Local Plan period in 2021, due to wider economic factors. It plans for around 4,000 new jobs over the 10-year plan period by supporting growth in centres; delivering regeneration projects in the most deprived areas; promoting and diversifying the district's tourism economy; supporting activities of Harwich International Port in the emerging renewable energy sector; promoting job creation in the district's rural heartland; and working to improve transport and telecommunications networks and the provision of education and training.

Option 4 sets out the main objectives from the Council's new 'Economic Development Strategy' which is designed to facilitate economic growth

and bring about the creation of new job opportunities. The objectives include targeting the sectors of the economy most likely to grow; targeting 'growth locations' including Clacton, Harwich and West Tendring; improving skills and education attainment levels; supporting businesses to modernise, diversify and grow; presenting clearer positive external messages; and facilitating population growth where it will support economic objectives. This strategy has the potential to result in the creation of between 3,000 and 5,000 new jobs in the district over the extended 15 year plan period.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	++	++	++	All options will result in very positive impacts on this objective. All options will promote a number of employment opportunities and result in increased levels of inward investment, which will ensure that the population is provided with good access to a variety of employment opportunities; even rural areas will benefit. Port expansion in Harwich, which is a Priority Area for Regeneration, will be supported. All options will regenerate the seaside towns and promote tourism; this is an important element of these options as it involves using the districts strengths. Whilst it is stated that option 1 will provide 12,800 jobs, option 2 will create 7,000 jobs, option 3 will create 4,000 jobs and option 4 will create 3000-5000 jobs, the East of England Development Agency has forecast that between 2001 and 2026 there is the potential for Tendring to provide 13,000 new jobs, of which 5,900 have been created in the period 2001 to 2008. Therefore, whilst option 1 states that it will create more new jobs than the other options this amount of jobs may not actually be created, particularly in the early parts of the plan period in light of the current economic climate, so perhaps option 4, over a 15-year plan period depicts a more realistic approach. Option 4 is based on the most up to date evidence (the 2013 Economic Development Strategy) and sets the framework to target growth locations, growth sectors and create the right conditions for economic growth. Under option 4 existing businesses will be
	Will it promote regeneration?	N/A	++	++	++	++	
	Will the levels of inward investment increase?	1	++	++	++	++	
	Will it contribute to the tourism industry?	N/A	++	++	++	++	
	Will it enhance the vitality and viability of town centres?	N/A	+	+	+	+	

	Will it sustain or enhance the rural economy?	N/A	++	++	++	++	supported and encouraged to modernise, diversify and grow.
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	0	++	++	++	All options will result in a diversity of employment opportunities throughout the district; accessible to the population in terms of access and skills level. Options 2, 3 & 4 will include working with education providers to improve the skills base in the district; accessible to the population in terms of access and skills level. Option 4 will result in the most positive impact as it recognises that one of the key objectives to improving the districts economy is to improve the skills of the existing population and seeks to address this.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	++	++	++	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	+	+	All options will provide a mix of employment uses throughout the district and promote port expansion in Harwich. Options 2 and 3 will result in the most positive impact on this objective as they support widening the coverage of broadband, which will increase the opportunities for home working.
	Will sustainable modes of transport increase?	N/A	+	+	+	+	
	Will it promote development of the ports?	0	++	++	++	++	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	The promotion and support of the port will result in noise and light pollution. However, the location of a mix of job opportunities throughout the district will reduce the need to travel to work.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	-/+	-/+	-/+	-/+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	++	++	++	All options will have a positive impact on income equality by providing a range of new employment opportunities throughout the district. Option 4 seeks to tackle the skills of the district's population, which will help to improve income equality.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	+	+	+	+	All options will provide employment opportunities close to centres of population, which should reduce levels of out-commuting and therefore reduce greenhouse gas emissions from transport. Options 2 and 3 support the growth of the renewable energy industry, with a more positive impact found under option 3 where proposals for port activities related to off-shore wind farms and industrial premises for renewable energy industries are supported and proposals for education and training facilities aimed at improving awareness of climate change and renewable technology are encouraged.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	+	++	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	--	--	I	I	Bathside Bay is an SSSI and forms part of the Stour and Orwell Estuaries SPA and so under both options 1 and 2 this environmentally notified site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Under options 3 & 4, it is anticipated that development at Bathside Bay will not take place within the plan period; although the development is supported by the Plan. All options seek to promote the districts natural assets. All options will involve Greenfield development given the amount of land that needs to be allocated for employment development; the greatest impact will
	Will environmentally protected sites be protected or enhanced?	No loss	--	--	I	I	
	Will it protect Greenfield land?	N/A	--	-	-	-	
	Will landscape quality be	No loss	-	0	0	0	

	maintained?	high value						occur under option 1, where the most jobs are proposed.
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	n/a		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a		This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a		
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a		
<b>Habitats Regulations Assessment</b>								
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>	
Is there likely to be a significant effect on an International Site?			Yes	Yes	Yes	Yes	Bathside Bay is an SSSI and forms part of the Stour and Orwell Estuaries SPA and so under both options 1 and 2 this environmentally designated site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Under options 3 & 4, it is anticipated that development at Bathside Bay will not take place within the plan period; although the development is supported by the Plan.	

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓		✓		✓			
Opt 2		✓	✓	✓		✓			
Opt 3		✓	✓	✓		✓	✓		
Opt 4		✓	✓	✓		✓			

## Improving the Strategic Transport Network

Option 1 is to include a policy in the Local Plan which identifies the key measures that the Council will seek to implement to improve the strategic transport network in Tendring, including upgrading the A133 between Frating and Weeley, upgrading the A120 between Hare Green and Ramsey and supporting continue improvements to bus and rail services.

Option 2 is to continue with an equivalent version of Spatial Strategy Policy 3 'Improving the Strategic Transport Network' from the 2010 Core Strategy document which additionally promoted a relief road for north-west Clacton and the delivery of improvements to the A120/ A133 interchange at Hare Green.

Option 3 is not to include a policy on this issue.

Option 4 proposes a change to Policy PRO1 on the strategic transport network to include a new project 'to explore, in partnership with Essex County Council, Colchester Borough Council, Essex University and Highways Agency to create a north/south link between the A120 and the A133 to improve connectivity and support longer-term growth. At this stage the Local Plan is not specific about the precise location or route of this new road, but by providing 'in principle' support at this stage, the Council can begin working with its partners to undertake more detailed planning work and explore various sources of possible funding.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	+	Upgrading the A133 and A120 will help to secure inward investment and contribute to the success of the tourist industry. Option 4 will have a significant positive impact on the district's economy by improving access to and around the district. However it is uncertain whether any positive impact would be secured within the plan period as it is a long term plan and at this stage merely confirms the Council's commitment to enter into discussions with relevant partners.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	+	
	Will the levels of inward investment increase?	1	+	+	-	+	

	Will it contribute to the tourism industry?	N/A	+	+	-	+	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	0	0	0	0	There are 14 railway stations in the district and seeking improvements to the railway network will increase the amount of commuters/ visitors using the train. Safeguarding and improving bus services throughout the district and assisting in the delivery of the Tendring Way will also promote sustainable modes of travel. Upgrading the A120, which is required as part of the planning consent for Bathside Bay, will help promote the development of the port and associated facilities.
	Will sustainable modes of transport increase?	N/A	++	++	0	++	
	Will it promote development of the ports?	0	++	++	0	++	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	Upgrades to the A133 and A120 will reduce congestion, which will improve air quality, although there will be a negative impact on air quality if there is a significant increase in journeys on these roads.
	Will existing public space be retained and new	N/A	n/a	n/a	n/a	n/a	

	public space be created?						
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	+	0	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	0	+	Improvements to the bus and rail services in the district will contribute to improved equality and promote social cohesion by providing those without a car with the opportunity to travel around the district more easily.
	Will it promote social cohesion?	N/A	+	+	-	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	+/-	+/-	-	+/-	Promoting sustainable travel (walking, cycling, bus and train) will reduce greenhouse gas emissions from transport. However, upgrades to the A133 and A120 may result in more car journeys.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	-	This objective is not applicable to options 1-3. Option 4 proposes a new road which will result in the loss of greenfield land. Care will need to be taken to ensure that sensitive landscape areas and biodiversity rich areas are not adversely affected.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	?	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	--	

	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	-	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	?	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	Yes	No	Yes	Options 2 & 4 includes development of transport infrastructure outside of settlement development boundaries which could have an impact on international sites.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1				✓	✓	✓			
Opt 2				✓	✓	✓			
Opt 3									
Opt 4		✓		✓	✓	✓			

### Use of shop units in Town Centres

Option 1 is to include policies in the Local Plan which relate to each of the district's Town Centre's.

Option 2 is to not identify any primary or secondary retail frontages.

Option 3 is to include a policy relating to all Town Centres, which seeks to ensure a consistent approach across all of the district's town centres to resisting the loss of retail units whilst incorporating sufficient flexibility for town centres to change their offer and appeal in the face of competition from on-line shopping and supermarkets. This single policy will replace the policies for individual town centres within the Local Plan's 'Area Chapters'.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	+	0	+	Option 1 & 3 supports the use of upper floor accommodation for residential use provided it does not jeopardise the practical operation of ground floor businesses. Option 3 specifically restricts residential use on the ground floor of town centres.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	?	++	Defining Town Centres and, Primary and Secondary Frontages and directing town centre uses to these areas will ensure that employment opportunities are made available in the most accessible locations. Under the no policy option, without the definition of retail centre there will be some ambiguity over the boundary of the centre. Option 3 provides a consistent approach across the districts town centres which will ensure that retail remains the predominant role. Other uses will also be supported providing that they will not affect the key role of the town centres as shopping areas.
	Will it promote regeneration?	N/A	0	0	0	
	Will the levels of inward investment increase?	1	0	0	0	
	Will it contribute to the tourism industry?	N/A	0	0	0	
	Will it enhance the vitality and viability of town centres?	N/A	++	+	++	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	Defining town centres and directing town centre uses to these areas will ensure that employment opportunities are made available in the most accessible locations. Under the no policy option, without the definition of retail centre, there will be some ambiguity over the boundary of centres.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	?	++	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	Options 1 & 3 will promote social cohesion by ensuring that Town Centres are protected for economic growth and that its vitality and viability is promoted. Option 3 provides a more consistent approach.
	Will it promote social cohesion?	N/A	+	0	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	This objective is not applicable.

	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	Directing town centre uses to existing centres will protect Greenfield land from out of centre developments.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	N/A	+	?	+	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	?	No	These options relate to Town Centre development.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1	✓	✓	✓			✓		✓	
Opt 2									
Opt 3	✓	✓	✓			✓		✓	

## Housing Supply

Option 1 is to plan for a dwelling stock increase of 4,000 homes between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2021 – an average of 400 dwellings per annum over a 20-year period. Taking completions and commitments at 1<sup>st</sup> April 2012 out of the equation, this would require 2,800 new homes to be planned for, of which approximately 2,200 (79%) would be in and on the edge of urban settlements.

Option 2 is to continue with an equivalent version of Spatial Strategy Policy 2 ‘New Homes’ from the 2010 Core Strategy document which advocated a dwelling stock increase of 6,300 homes between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2031 – an average of 315 dwellings per annum over a 20-year period. Taking completions and commitments at 1<sup>st</sup> April 2012 out of the equation, this would require 5,100 new homes to be planned for, of which approximately 4,900 (96%) would be in and on the edge of urban settlements.

Option 3 is to change the housing figures in the Local Plan to reflect the findings of the Council's latest Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment (SHLAA) and other available evidence. The changes also reflect the extension of the Local Plan's time frame from 10 to 15 years and the approach of identifying specific housing sites for years 1-10 and ‘broad locations’ for longer-term growth in years 11-15. The changes propose an expected dwelling stock increase of 5,625 dwellings over the 15 year period 2014-2029.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	++	++	++	All options will deliver homes to support the growing population with the most positive impact occurring under option 3 which is based on the most recent evidence. Affordable homes and a mix of housing types will be delivered under all options. All options would ensure that new dwellings make efficient use of land by directing development to Brownfield sites and promoting high density development where appropriate. However, planning for higher numbers of homes will inevitably result in more development on Greenfield land. The recent housing boom has exhausted the majority of sites within existing settlements and it is expected (according to the Strategic Housing Land Availability Assessment) that only 20% of residential development will take place on Brownfield land in the plan period. The 2013 update to the SHLAA concluded that the assessment of potential development sites suggests that in years 1-10 of the proposed Local Plan period, it will only be realistic to deliver approximately 1,500 new homes (a 5% increase in the town's housing stock) through existing urban capacity and through greenfield urban extensions in West Clacton and North Clacton as such 1374 dwellings are allocated. The 2013 update to the SHLAA concluded that the assessment of potential development sites suggests that in years 1-10 of the proposed Local Plan period, it will only be realistic to deliver approximately 450 new homes (which would be
	Will the delivery of affordable homes increase?	N/A	++	++	++	
	Will it deliver a mix of housing types?	N/A	++	++	++	
	Does it make efficient use of land?	N/A -	-/+	-/+	-/+	

						<p>approximately 5% increase in the existing housing stock) through existing urban capacity and through greenfield urban extensions around Harwich and Dovercourt and as such 451 dwellings are allocated. The 2013 update to the SHLAA concluded that the assessment of potential development sites suggests that in years 1-10 of the proposed Local Plan period, it will only be realistic to deliver approximately 450 new homes (a 5% increase in the existing housing stock) through existing urban capacity and through greenfield urban extension at Frinton and as such 454 dwellings are allocated. The 2013 update to the SHLAA found that the trajectory suggests that in years 1-5 (2014-2019) sites around the Lawford, Manningtree and Mistley urban area could deliver around 200 homes and a further 250 homes in years 6-10 (2019-2024). The update found that land to the south of Lawford could yield nearly 800 new homes but whilst this level of growth would help to meet the need identified in the 2013 SHMA for this part of the district, it would be too overwhelming for the area's infrastructure and the existing town centre at Manningtree. The update suggested that a more modest level of growth of 150 homes over the 15 years would be more appropriate. Taking into account this suggested modest level of growth and the trajectory which suggests 450 dwellings over the 15 year plan period the Council has allocated land for 310 dwellings. The 2013 update to the SHLAA concluded that the only realistic location for growth in Brightlingsea based on current evidence is land to the east of the town as landscape sensitivity becomes more of an issue to the north west of the town and development to the north would not relate as well to the existing town centre and built up area as development to the east. It concluded that an initial 160 homes in the first 10 years would be a realistic amount of housing initially while the housing market remains weak, with potential for further development post 2024 as part of the Local Plan review. As such the Local Plan allocates land for 188 dwellings with 68 of these to be delivered on sites that already have planning permission as of 1 April 2013. The 2013 update to the SHLAA concluded that the assessment of potential development sites suggests that in years 1-10 of the proposed Local Plan period, it will only be realistic to deliver approximately 260 new homes following the Council's fair, proportionate and sustainable approach to growth which allows a 6% increase in housing stock in these villages. In theory, there are sites available that could deliver nearly 900 dwellings but such a high level of growth is not likely to be acceptable or sustainable if villages are to retain their rural character and the limitations of primary school provision in rural areas is to be acknowledged. As such land is allocated for 267 dwellings in the key rural service centres.</p>
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	+	+	<p>The delivery of new homes will provide employment opportunities in the construction industry and through the provision of services/ facilities to support new housing. Brownfield land will be regenerated, although approximately 80% of development will take place on Greenfield land. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers.</p>
	Will it promote regeneration?	N/A	+	+	+	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	+	+	+	

	Will it sustain or enhance the rural economy?	N/A	++	+	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	+	+/l	Infrastructure and services will be delivered as part of new housing to ensure that new housing does not place pressure on existing services. Furthermore, additional policies in the Local Plan refer to the need for services/infrastructure to be delivered as part of residential development. Option 3 includes 2000 new dwellings in years 11-15 of the plan period. Under this option no sites are identified but it is recognised that large scale development will occur, which will require significant infrastructure funding.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	+	Affordable housing will be delivered, which will reduce levels of poverty and exclusion.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	+	+	+	Phased improvements to building regulations will reduce carbon emissions from housing and from 2016 all new dwellings will be required to be zero carbon. The Local Plan encourages development to exceed the current building regulations in accordance with the Code for Sustainable Homes, which will result in the employment of sustainable design and construction techniques. However, in the short term it is uncertain whether this will be achieved owing to the condition of the housing market. As a coastal district parts of the district are at risk of flooding; residential sites must avoid these areas.
	Will sustainable design and construction techniques be employed?	N/A	?	?	?	
	Will it minimise the risk of flooding to people and properties?	0	I	I	I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	+	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	I	I	I	An increase in population will result in increased disturbance to environmentally protected sites (there are 4 within the district). This is considered in the appropriate assessment. Owing to the high amount of Brownfield development in recent years a large amount of Greenfield land will need to be developed to deliver the housing requirements, particular under option 2, where a greater level of housing is proposed. The SHLAA estimates that 80% of development will take place on Greenfield land. Landscape, including historic landscapes, will be affected by the development of Greenfield land; however the sensitivity of the landscape affected will depend upon implementation. The effect that development will have on biodiversity and the historic environment will depend upon implementation.
	Will environmentally protected sites be protected or enhanced?	No loss	O	O	O	
	Will it protect Greenfield land?	N/A	-	--	--	
	Will landscape quality be maintained?	No loss high value	-/I	-/I	-/I	

	Will historic assets be protected or enhanced?	N/A	I	I	I	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	Phased improvements to building regulations regarding the energy efficiency of new dwellings will be introduced through building regulations. Improvements to wastewater infrastructure will be needed to accommodate additional dwellings, particularly under option 2, where a greater level of development is proposed. Development may need to be phased in certain areas to ensure that improvements have been made. SuDS will be required to protect groundwater quality and this is recognised in the Local Plan.
	Will water quality be maintained or improved?	N/A	+	+	+	
	Will it maximise the energy efficiency of development?	100%	+	+	+	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			Yes	Yes	Yes	An increase in population will result in increased disturbance to environmentally protected sites (there are 4 within the district). This is considered in the appropriate assessment.

## **Major changes**

### **Policy SD8: Transport and Accessibility**

Option 1 is to include a policy in the Local Plan which: presents a hierarchy of transport types to promote sustainable transport; which ensures access and service arrangements of proposals are addressed, including wheelchair access to individual buildings and which ensures additional vehicle movements likely to result from developments can be accommodated within the capacity of the highway network.

Option 2 is to continue with an equivalent version of Core Policy 4 'Transport and Accessibility' from the 2010 Core Strategy document which presented a modal hierarchy of transport types in order of priority.

Option 3 is not to include a policy on this issue.

Option 4 is amending the policy to make it inline with the NPPF.

<b>Objective</b>	<b>Assessment criteria</b>	<b>Target</b>	<b>Opt. 1</b>	<b>Opt. 2</b>	<b>Opt. 3</b>	<b>Opt. 4</b>	<b>General Evaluation</b>
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	++	++	+	++	Options 1 and 2 will reduce the need to travel and promote sustainable modes of transport by applying a transport hierarchy, which gives the highest priority to walking, cycling and public transport users. Whilst option 4 does not include a transport hierarchy sustainable modes of transport are given priority and this option refers to travel planning. There will be a positive impact under Option 3 as other policies within the Plan will promote sustainable modes of transport; however, as this policy sets a transport hierarchy there will be greater certainty and a more positive impact under options 1 and 2 and 4. Option 1 also states that development proposals will only be acceptable if the additional vehicle movements likely to result from the development can be accommodated within the capacity of the highway network. Option 4 includes a similar statement which refers to improvements to the highway network and proposals not creating unacceptable levels of congestion.
	Will sustainable modes of transport increase?	N/A	++	++	+	++	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new	N/A	n/a	n/a	n/a	n/a	

	public space be created?						
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	0	0	Under options 1 and 2 the needs of people with mobility impairments will be given the highest priority.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	++	++	+	++	Promoting sustainable modes of transport will reduce greenhouse gas emissions, as explained under objective 4 a more positive impact will occur under options 1, 2 & 4.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	n/a	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	n/a	

	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	. This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							

	Opt 1	Opt 2	Opt 3	Opt 4	General Evaluation
Is there likely to be a significant effect on an International Site?	No	No	No	No	These options will not lead to the development of land and so will not affect international sites.

### Improving the Public Transport Network

Option 1 is the inclusion of a policy setting out the Council's support for improving the public transport network.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	
	Does it make efficient use of land?	N/A -	n/a	n/a	
2. Harness the district's	Are employment	N/A	+	0	Supporting and encouraging improvements to the district's public transport network will help to facilitate

economic strengths	opportunities accessible to centres of population?				economic growth by making it easier for people to move around the district. Improvements within rural areas could have significant benefits to the rural economy.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	+	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	0	0	Supporting and encouraging improvements to the district's public transport network will result in more trips by public transport.
	Will sustainable modes of transport increase?	N/A	++	0	
	Will it promote	0	n/a	n/a	

	development of the ports?				
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	○	Improvements to public transport will reduce levels of deprivation by providing greater access to jobs, services, leisure, retail, etc, to those without a car.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	++	○	An increase in the use of public transport will lead to less cars on the road and less congestion and greenhouse gas emissions.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	

8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	N/A	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	. This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options will not lead to the development of land and so will not affect international sites.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓		✓		✓	✓		
Opt 2									

### Policy PRO2: Improving the Telecommunications Network

Option 1 is to include a policy in the Local Plan which promotes improvements to the telecommunications network for the district and sets out criteria in relation to the development of telecommunication infrastructure.

Option 2 is not to include a policy on this issue.

Option 3 is to amend option 1 to ensure the policy requires that all new properties (not just those built on allocated sites) address the requirements for super fast broadband. It also ensures the policy contains sufficient flexibility for any practical or economic issues that might prevent compliance with the policy, to be taken into account when determining planning applications with the possibility to secure developer contributions toward alternative ways of providing internet access.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A -	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	Better telecommunication technology will help to secure inward investment, without this improvement business may move away from the district to areas where broadband is faster and mobile phone coverage is better. Under option 3 all new buildings will require super fast broadband and not just those that are allocated in the Local Plan and so this option will have a more positive impact on this objective.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	+	-	+	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	O	+	The presence of high-speed broadband connections will increase the opportunity for home-working, reducing the need to travel to work.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	O	+	Better broadband services will be provided under options 1 & 3. Option 3 will result in the most positive impact as all new buildings will require super fast broadband and where this is not possible S106 or CIL payments may be required to future proof.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	O	O	+	Under option 3 new telecommunications will not be permitted close to sensitive community uses should as schools.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	

	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	These options will not directly lead to the significant development of land and so is unlikely to affect an international site.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
<b>Opt 1</b>									
<b>Opt 2</b>									
<b>Opt 3</b>		✓			✓	✓			

### Policy PRO9: Holiday Parks

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to safeguarding holiday parks and supporting the provision of new and improved facilities, whilst also ensuring caravans and chalets are not used as residential dwellings by setting occupancy conditions for these sites.

Option 2 is to continue with an equivalent version of Core Policy 15 'Tourism' from the 2010 Core Strategy document which sets out the Council's approach to delivering improved tourist attractions to the district, including considerations for the delivery of appropriate tourist accommodation in the district and also Development Policy 11 'Occupancy Timescales for Tourist Accommodation' from the 2010 Core Strategy document which sets out the Council's approach to prevent permanent occupation of tourist accommodation.

Option 3 is not to include a policy on this issue.

Option 4 is to amend the policy under option 2 to allow more flexibility for any planning conditions or license agreements restricting a holiday park's occupancy times to be negotiated between the Council and the site owners/operators to take into account a variety of factors, not just

flood risk. The change will also remove the apparent ban on new static/chalet parks, but require any proposals to demonstrate how they would help strengthen and diversify the district's tourist economy. Under this option all caravan parks are removed from the settlement development boundary.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	0	0	0	0	Options 1, 2 & 4 will promote regeneration by actively encouraging tourism including the provision of tourist accommodation, which will lead to increased levels of inward investment. Option 4 is more supportive of new and extended holiday parks than the alternative options. Under the no policy approach tourism will still be a key part of the district's economy; currently 10% of jobs in the district are related to tourism and the annual tourism value to the local economy is around £276 million. However, options 1, 2 & 4, which will actively promote new tourist facilities in the district, will have a more positive impact. Options 2 & 4 will also ensure that a mix of tourism uses are developed and not just the traditional seaside towns. The promotion of tourism will enhance the vitality and viability of town centres. However, it must be ensured that town centre uses are directed to town centres in the first instance. Schemes like the conversion of redundant rural buildings, which will be promoted under option 2, will enhance the rural economy. Options 1 & 4 support new holiday parks that comprise well design timber chalets in countryside locations which would also help to enhance the rural economy.  Occupancy conditions within options 1 and 2 can be seen as restrictive which could negatively affect the tourism industry. Option 4 includes less restrictive criteria in respect of occupancy conditions, whilst still ensuring that caravan parks remain as
	Will it promote regeneration?	N/A	++	++	0	++	
	Will the levels of inward investment increase?	1	++	++	0	++	
	Will it contribute to the tourism industry?	N/A	+/-	+/-	+	+	
	Will it enhance the vitality and viability of town centres?	N/A	+	+/l	+	+/l	

	Will it sustain or enhance the rural economy?	N/A	+	+	0	+	holiday accommodation and are not used as permanent residential accommodation.  Option 4 removes caravan parks from settlement development boundaries, which will reduce the likelihood and pressure for change of use.
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	0	+	0	0	As part of option 2 educational visitor centres will be encouraged, the sustainability assessment for Policy PRO7 assesses the Local Plan's policy on wider tourism issues above and beyond the provision of holiday parks.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	n/a	Increasing tourism in the district will increase the amount of journeys into the district and in reality these are likely to be made by private car, particularly multiple day visits. As part of the tourism marketing strategy the Council should promote sustainable travel and promote cycling and walking as tourism activities. The sustainability assessment for Policy PRO7 above assesses the Local Plan's policy on wider tourism issues above and beyond the provision of holiday parks.
	Will sustainable modes of transport increase?	N/A	0	-/?	0	-/?	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	n/a	<p>Renewable energy could be promoted as a tourist asset. For example consultants looking at the potential of Clacton town centre recommended promoting Gunfleet Sands, the offshore windfarm, as a tourist attraction. The sustainability assessment for Policy PRO7 above assesses the Local Plan's policy on wider tourism issues above and beyond the provision of holiday parks.</p> <p>Many of the district's tourist attractions are located at the coast and during the winter these sites are more susceptible to flooding. This risk will increase throughout the plan period. UKCP09 (climate projections) forecast that on average winter precipitation will increase by 6% under a medium emissions scenario and 7% under a high emissions scenario by 2020 and sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). Both options 1 and 2 will minimise the risk of flooding to people by restricting occupancy over the winter period. Option 4 includes less restrictive occupancy conditions but does include a criteria requiring an adequate warning and evacuation plan to be agreed with the Environment Agency in advance in flood risk areas.</p>
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	++	++	n/a	++	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	0	+/l	0	+/l	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	0	0	0	0	<p>New holiday parks in the countryside could negatively affect environmentally protected sites in the countryside.</p> <p>Options 1 and 2 will protect nature conservation sites by requiring an occupancy restriction for tourist sites adjacent to nature conservation sites. The over-wintering period is one of the most sensitive for the international sites in the district and this extended restricted occupancy period will avoid disturbance to species at this important time. Option 4 does not include a criteria relating to this.</p>
	Will environmentally protected sites be protected or enhanced?	No loss	-/+	-/+	+	-	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	n/a	

	Will historic assets be protected or enhanced?	N/A	O	+	O	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	Yes	Options 1 and 2 will have a positive impact on the international sites in the district by restricting occupancy from 31 October to 1 March for sites adjacent to nature conservation sites. The over-wintering period is one of the most sensitive for the species that form the key features of the international sites in the district and this extended restricted occupancy period will avoid disturbance to species at this important time.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1							✓		
Opt 2			✓				✓		
Opt 3									
Opt 4		✓	✓				✓		

### Policy PRO10: Camping and Caravanning

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to support the provision of new and improved camping and caravanning facilities, whilst also ensuring tents and touring caravans are not used as residential dwellings by setting occupancy conditions for these sites.

Option 2 is to continue with an equivalent version of Core Policy 15 'Tourism' from the 2010 Core Strategy document which sets out the Council's approach to delivering improved tourist attractions to the district, including considerations for the delivery of appropriate tourist

accommodation in the district and also Development Policy 11 'Occupancy Timescales for Tourist Accommodation' from the 2010 Core Strategy document which sets out the Council's approach to prevent permanent occupation of tourist accommodation.

Option 3 is not to include a policy on this issue.

Option 4 is to amend policy option 2 to allow more flexibility for any planning conditions or license agreements restricting a camping or caravanning site's occupancy times to be negotiated between the Council and the site owners/operators to take into account a variety of factors, not just flood risk.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	0	0	0	0	Options 1, 2 & 4 will promote regeneration by actively encouraging tourism including the provision of tourist accommodation, which will lead to increased levels of inward investment. Option 4 is more supportive of new and extended camping and caravan parks than the alternative options. Under the no policy approach tourism will still be a key part of the district's economy; currently 10% of jobs in the district are related to tourism and the annual tourism value to the local economy is around £276 million. However, options 1, 2 & 4, which will actively promote new tourist facilities in the district, will have a more positive impact. Options 2 & 4 will also ensure that a mix of tourism uses are developed and not just the traditional seaside towns. The promotion of tourism will enhance the vitality and viability of town centres. However, it must be ensured that town centre uses are directed to town centres in the first instance.  Occupancy conditions within options 1 and 2 can be seen as restrictive which could negatively affect the tourism industry. Option 4 includes less restrictive criteria in respect of occupancy conditions, whilst still ensuring that caravan parks remain as holiday accommodation and are not used as permanent residential accommodation.  Option 4 removes caravan parks from settlement development boundaries, which will reduce the likelihood and pressure for change of use.
	Will it promote regeneration?	N/A	++	++	0	++	
	Will the levels of inward investment increase?	1	++	++	0	++	
	Will it contribute to the tourism industry?	N/A	+/-	+/-	+	+	
	Will it enhance the vitality and viability of town centres?	N/A	+	+/l	+	+/l	

	Will it sustain or enhance the rural economy?	N/A	+	+	0	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	n/a	Increasing tourism in the district will increase the amount of journeys into the district and in reality these are likely to be made by private car, particularly multiple day visits. As part of the tourism marketing strategy the Council should promote sustainable travel and promote cycling and walking as tourism activities. The sustainability assessment for Policy PRO7 above assesses the Local Plan's policy on wider tourism issues above and beyond the provision of camping and caravanning sites.
	Will sustainable modes of transport increase?	N/A	0	-/?	0	-/?	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	n/a	Many of the district's tourist attractions are located at the coast and during the winter these sites are more susceptible to flooding. This risk will increase throughout the plan period. UKCP09 (climate projections) forecast that on average winter precipitation will increase by 6% under a medium emissions scenario and 7% under a high emissions scenario by 2020 and sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). Both options 1 and 2 will minimise the risk of flooding to people by restricting occupancy over the winter period. In addition option 1 supports proposals for extensions to holiday parks and camping and touring caravan parks outside of flood risk areas. Option 4 includes less restrictive occupancy conditions but does include a criteria requiring an adequate warning and evacuation plan to be agreed with the Environment Agency in advance in flood risk areas.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	++	+	n/a	++	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	0	0	0	0	Options 1 and 2 will protect nature conservation sites by requiring an occupancy restriction for tourist sites adjacent to nature conservation sites. The over-wintering period is one of the most sensitive for the international sites in the district and this extended restricted occupancy period will avoid disturbance to species at this important time. Option 4 does not include a criteria on this and so could indirectly lead to recreational disturbance to Natura 2000 sites.
	Will environmentally protected sites be protected or enhanced?	No loss	-/+	-/+	+	-	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	n/a	

	Will historic assets be protected or enhanced?	N/A	O	+	O	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	Yes	Options 1 and 2 will have a positive impact on the international sites in the district by restricting occupancy from 31 October to 1 March for sites adjacent to nature conservation sites. The over-wintering period is one of the most sensitive for the species that form the key features of the international sites in the district and this extended restricted occupancy period will avoid disturbance to species at this important time.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1							✓		
Opt 2			✓				✓		
Opt 3									
Opt 4		✓	✓				✓		

### Policy PEO4: Standards for New Housing

Option 1 is to include a policy in the Local Plan which sets out the Council's standards for new housing including the need for new residential development to meet the mandatory Lifetime Homes design criteria, energy efficiency requirements stipulated in other policies within the plan and minimum space standards for internal floor areas, private amenity space and parking provision.

Option 2 is not to include a policy on this issue.

Option 3 is to amend policy option 1 to introduce a more simplified and less prescriptive version of the policy, in response to objections from landowners and developers, that is more consistent with paragraph 59 of the Planning Policy Framework which suggests that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. The revised policy however still retains the thrust of one of the Council's main objectives which is to prioritise larger properties to support economic growth and provide a good quality of life for its residents. The revised standards for internal floor area are based on the adopted London Design Guide standards recommended in Essex County Council's representations.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	+	+	+	All options will deliver the homes needed to support the growing population; however options 1 & 3 are likely to ensure a greater mix and variety of sites to meet the needs of the population, whereas the no policy approach is likely to limit this mix to some extent. Option 2 is likely to make the most efficient use of land as developers would most likely maximise the density of development, without consideration of these space standards and bring forward more dwellings.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	++	+	++	
	Does it make efficient use of land?	N/A	+	++	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	-	+	Options 1 & 3 will take account of the need for social infrastructure, including levels of open space, in setting appropriate space standards for developments. Option 2 is likely to maximise the amount of housing on site and experience from other districts has shown that this often leads to a reduction in the amount of open space and amenity space. A high density development could lead to localised noise pollution, whereas specified space standards with appropriate amenity space could positively impact this objective, through reduced noise pollution.
	Will existing public space be retained and new public space be created?	N/A	+	-	+	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	-	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	Options 1 & 3 will ensure that development is appropriate in terms of space standards, for all dwellings, including those from across different social groups/ tenures.
	Will it promote social cohesion?	N/A	+	-	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	Options 1 recognises the need for new dwellings to meet the Lifetime Homes design criteria and other energy efficiency requirements. The space standards stipulated in options 1 & 3 will also ensure provision of green amenity space.
	Will sustainable design and construction techniques be employed?	N/A	+	?	?	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	-	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	

	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	These options relate to the standards of new housing development, they do not allocate land and so no impacts on international sites are likely.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1	✓				✓	✓	✓		
Opt 2	✓								
Opt 3	✓				✓	✓			

### Policy PEO5: Housing Layout in Tendring

Option 1 is to include a policy in the Local Plan which sets out the Council's standards for housing layout, requiring development of 50 or more residential dwellings to be laid out in Arcadian or Boulevard street patterns (not cul-de-sacs); with parking and garaging to be confined to the cartilage of individual dwellings as opposed to being provided communally; and wide public highways able to incorporate accessible footpaths and verges with trees on either side of the road.

Option 2 is to assess housing layouts against the Essex Design Guide for Residential and Mixed-Use Developments.

Option 3 is the inclusion of a less prescriptive policy than option 1. Under this option lower density, more traditional housing layouts to support economic growth and provide a good quality of life for its residents are promoted.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
-----------	---------------------	--------	--------	--------	--------	--------------------

1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	+	+	+	All options would deliver the homes needed to support the growing population, planned to provide appropriate amenity space and accessible public highways, ensuring efficient use of land. Option 2 is likely to lead to higher density development, which makes more efficient use of land.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	+	+	+	
	Does it make efficient use of land?	N/A	+	++	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.

	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	+	+	Covering similar principles, all options seek to provide suitable access to the public highway and help to promote public space within development. Option 3 refers specifically to green infrastructure. The design principles of all options will help to design out crime, for example by ensuring parking and garaging is situated appropriately. Under option 2, the Essex Design Guide goes further to discuss lighting and traffic calming measures also designed to reduce crime and option 3 refers to surveillance, public spaces and access for emergency vehicles. These two options will result in a more positive impact than option 1.
	Will existing public space be retained and new public space be created?	N/A	+	+	++	
	Will it reduce actual crime and the fear of crime?	N/A	+	++	++	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	0	0	+	Both options require the careful design of housing developments which help to create a strong sense of community and consistency throughout developments, ensuring social cohesion. Option 3 will help to secure design that enhances quality of life and promotes health and wellbeing. Option 3 also ensures that the local character of the district is influenced and reflected in the design of new development.
	Will it promote social cohesion?	N/A	+	+	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	

	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	These options relate to the standards of housing layout, they do not allocate land and so no impacts on international sites are likely.

✓ - option that best meets the objective

	SA								
--	----	----	----	----	----	----	----	----	----

	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8	Obj 9
Opt 1									
Opt 2	✓								
Opt 3					✓	✓			

### Policy PEO7: Housing Choice

Option 1 is to include a policy in the Local Plan which sets out the broad approach to delivering a choice of housing across the district over the 10-year Plan period which is supplemented by more detailed policies in the Plan. This option seeks to achieve a broad mix of housing on most residential and mixed-use development sites incorporating 30% Aspirational Housing; 40% Family Housing; 10-25% Council Housing and 5-20% to be determined by developers in responding to market demand.

Option 2 is to continue with an equivalent version of Core Policy 18 'Delivering a Mix of Housing' from the 2010 Core Strategy document which suggested that decisions on housing mix should have regard to the Council's Strategic Housing Market Assessment.

Option 3 is not to include a policy on this issue and let market forces determine the mix of dwellings.

Option 4 is a variation of option 1. The housing mix will be amended as follows: 10% minimum 4 bedroom houses, 40% minimum 3 bedroom houses, 10-25% affordable or Council housing and 25-40% to be determined by the developer in response to market demand.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	+	+	++	+	All options will deliver new dwellings. Leaving the mix of dwellings to market forces will however increase viability, which could increase the likelihood of dwellings coming forward for development. Options 1, 2 & 4 request a mix of dwellings to be provided on site, particularly under options 1 & 4. Option 3 would be unlikely to deliver a mix of housing to meet the needs of Tendring residents. Option 4 reflects the current projected housing demand as set out in the 2013 update to the SHMA. The 2013 update to the SHMA shows that in every town in the district the highest demand projected is for 3 bedroom dwellings. Option 4 requires at least 40% of dwellings to be 3 bedrooms, which will help to address this projected need. The SHMA found that 8.6% of housing required in the district is for 4 bedroom houses and option 4 requires 10% of dwellings to be 4 bedrooms.
	Will the delivery of affordable homes increase?	N/A	+	+	0	+	
	Will it deliver a mix of housing types?	N/A	++	+	-	++	
	Does it make efficient use of land?	N/A -	0	0	0	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	Option 2 will have a positive impact on the rural economy by allowing affordable dwellings in the countryside as part a rural exceptions policy. Small scale development in the countryside will help to sustain the rural economy. All other options should be read in conjunction with other policies proposed in the Plan, whereby rural exception sites are addressed.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	

	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	0	+	0	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.

capital	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	The provision of a mix of dwellings will help to promote social cohesion. Option 3 would be unlikely to deliver a mix of housing types, which would fail to promote social cohesion.
	Will it promote social cohesion?	N/A	+	+	-	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	n/a	Option 2 will allow development on Greenfield land through the support of rural exception schemes. The other options should be read in conjunction with other policies proposed in the Plan, whereby rural exception sites are addressed.
	Will environmentally protected sites be	No loss	n/a	n/a	n/a	n/a	

	protected or enhanced?						
	Will it protect Greenfield land?	N/A	0	-	0	0	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	

<b>Habitats Regulations Assessment</b>						
	<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>	
Is there likely to be a significant effect on an International Site?	No	No	No	No	These options relate to housing mix, they do not allocate land and so no impacts on international sites are likely.	

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1	✓					✓			
Opt 2		✓				✓			
Opt 3									
Opt 4	✓					✓			

### Policy PEO8: Aspirational Housing

Option 1 is to include a policy in the Local Plan which requires that 30% of all new dwellings should be 'Aspirational' on developments of 10 or more (net) dwellings.

Option 2 is to continue with an equivalent version of Policy DP19 'Aspirational Housing' from the 2010 Core Strategy document, which only required a minimum 3% of homes on allocated sites to be aspirational housing.

Option 3 is not to include a policy on this issue.

Option 4 is a variation of option 1. It includes criteria relating to aspirational housing outside of settlement development boundaries. However, the definition of aspirational housing is widened to include all housing sizes and not just 4 bedroom dwellings.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	++	++	+	++	All options will deliver a mix of dwellings, however under options 1, 2 & 4, which specifically require larger dwellings, there will be more certainty that this type of dwelling will be delivered. Larger dwellings are not the most efficient use of land, particularly under option 1 where ten times the level of 'aspirational' homes is required than under option 2 & 4, meaning more homes built to a lower housing density. Option 4 widens the definition of aspirational housing to include all housing sizes which will ensure efficient use of land and a good housing mix. Option 4 is based on the most recent evidence in the SHMA 2013 update and the Council's latest viability testing (2013), which suggests that Aspirational Housing, as a proportion of new homes on large development sites is unlikely to be viable because the higher development costs cannot be offset by higher sale values..
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	++	++	+	++	
	Does it make efficient use of land?	N/A	--	-	0	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	By delivering a high proportion of 'Aspirational Housing' within the mix of housing, there is the hope that this will encourage high earners to live in the district, with the potential to invest in local business opportunities. Options 1 & 4 would give the most positive impact, with a greater proportion of 'aspirational' homes required. Under option 4 a greater range of housing types would be delivered acknowledging that aspirational homes can include 1, 2 and 3 bedroom dwellings. Options 1 & 4 recognises that people aspire to live in the rural countryside and building 'aspirational' homes in more rural areas will support local rural facilities and services.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	++	+	0	++	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	N/A	+	0	0	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	-	0	0	-	Options 1 & 4 recognises people aspire to live in rural countryside locations; however, homes built in the countryside can increase journeys.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	n/a	Options 1 and 4 require aspirational housing outside of settlement development boundaries to be highly sustainable. The most positive impact will occur under option 4, which requires a minimum of Code for Sustainable Homes level 5.
	Will sustainable design and construction techniques be employed?	N/A	+	0	0	++	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	n/a	Option 4 allows aspirational housing to be built on greenfield land outside of settlements.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	n/a	
	Will it protect Greenfield land?	N/A	0	0	0	--	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	n/a	

	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	No	These options relate to housing mix, they do not allocate land and so no impacts on international sites are likely.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓							
Opt 2									
Opt 3									
Opt 4	✓	✓					✓		

### Policy PEO11: Rural Exception Sites

Option 1 is to include a policy in the Local Plan which supports affordable housing schemes on sites adjoining rural settlements (including Key Rural Service Centres and Smaller Rural Settlements) where development can be demonstrated to meet an evidenced local need; remains affordable for the lifetime of the development; and will have no material adverse effects on landscape, residential amenity, highway safety, or the form and character of the settlement it adjoins.

Option 2 is to continue with an equivalent version of Policy DP18 'Rural Exception Sites' from the 2010 Core Strategy document which supports affordable housing schemes on sites adjoining rural settlements (which did not include as many Smaller Rural Settlements) where development can be demonstrated to meet an evidenced local need; remains affordable for the lifetime of the development; and will have no material adverse effects on landscape, residential amenity, highway safety, or the form and character of the settlement it adjoins.

Option 3 is not to include a policy on this issue.

Option 4 is to vary option 1 to also state that market housing can also form part of rural exceptions schemes at a maximum of 1 out of 3 dwellings to be market housing.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	+	+	+	++	All options will contribute to the district's housing provision, including affordable housing provision. Option 4 allows an element of cross-subsidy as set out in the NPPF. This will make it more likely that landowners will release their land for rural exceptions scheme as it will make it more profitable for them.
	Will the delivery of affordable homes increase?	N/A	++	++	?	++	
	Will it deliver a mix of housing types?	N/A	+	+	+	++	
	Does it make efficient use of land?	N/A	0	0	0	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	Options 1, 2 & 4 will contribute to the rural economy by setting out the criteria under which proposals for rural exception schemes will be permitted, the impact will be particularly positive under option 4 where more rural settlements are included within the policy and market housing is also permitted. The impact under option 3 is uncertain.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	N/A	+	+	?	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	- I	- I	O	- I	Under options 1, 2 & 4 the need to travel will increase if an affordable housing scheme is permitted adjacent to a settlement with no local services. If local services are accessible sustainable travel will be a realistic option.
	Will sustainable modes of transport increase?	N/A	- I	- I	O	- I	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	+	0	++	The provision of local needs affordable housing will contribute to health and income equality and promote social cohesion. The impact will be particularly positive under options 1 & 4 where more rural settlements are included within the policy.
	Will it promote social cohesion?	N/A	++	+	0	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	- I	- I	0	- I	Under options 1, 2 & 4 the need to travel will increase if an affordable housing scheme is permitted adjacent to a settlement with no local services, increasing greenhouse gas emissions.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	n/a	Rural exception schemes on the edge of settlements largely lead to the loss of Greenfield land, a more negative impact in found under options 1 & 4 as under these options more rural settlements are included within the policy. The impact under the no policy option is uncertain as it depends on whether development comes forward in the absence of a policy. Whilst Greenfield development typically has an adverse effect on landscape quality options 1, 2 & 4 require development to ensure that it has no material adverse impact on landscape (although option 4 refers to 'significant' effects and so may not be as protective). Development should not impact on historic assets as options 1, 2 & 4 also require development to have no adverse impact on the form and character of the settlement it adjoins.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	n/a	
	Will it protect Greenfield land?	N/A	--	-	?	--	
	Will landscape quality be maintained?	No loss high value	+	+	?	+	

	Will historic assets be protected or enhanced?	N/A	+	+	0	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			?	?	No	?	Options 1, 2 & 4 will lead to the development of sites for affordable housing on the edge of rural settlements. An increase in population close to international sites could affect these sites.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1						✓			
Opt 2								✓	
Opt 3									
Opt 4	✓	✓				✓			

### Policy PEO15: Traveller Sites

Option 1 is to include a policy in the Local Plan which requires 4 additional traveller pitches to be provided in the district between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2021, allocating these pitches to land at Woodfield Bungalow, Great Bentley.

Option 2 is to continue with an equivalent version of Core Policy 19 'Gypsies and Travellers' from the 2010 Core Strategy document, which required 8 additional traveller pitches to be provided in the district between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2031.

Option 3 is to rely on the development management process to bring forward gypsy sites.

Option 4 is a variation of option 1 but reflects the latest position regarding authorised traveller pitches, following the approval of a 5-pitch site in March 2013. The policy has also been amended to recognise the fact that a new Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared for Essex Local Authorities and to ensure that the criteria are realistically achievable, in line with guidance in the government's Planning Policy for Traveller Sites.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	+	+	-	+	Option 4 is a variation of options 1 and 2 but is based on the most up to date position and evidence. It is based on evidence in the latest Essex Gypsy and Travellers Accommodation Assessment and the latest position in terms of authorised pitches. Pitches will come forward under options 1 and 2, however these options are not based on the latest evidence. Under option 3, sites would come forward through the development management process; this would be unlikely to meet the demand for sites, which would fail to address the housing needs of the district. Option 4 refers to updates to the Essex GTAA, which will help to ensure that proposals for traveller sites are always considered in light of the latest evidence.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	+	+	-	+	
	Does it make efficient use of land?	N/A	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	The allocation of and inclusion of detailed criteria to assess proposals for new gypsy sites will reduce the number of unauthorised pitches, which generally leads to social tension.
	Will it promote social cohesion?	N/A	+	+	0	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	n/a	Options 1 & 4 require proposals for new sites to avoid areas prone to flooding.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	+	0	0	+	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	0 / I	0 / I	- / I	0 / I	The allocation of pitches will likely take place on greenfield sites as these sites are more readily available and cheaper than sites within settlement boundaries. However, option 1 specifically states that previously developed land must be used. The allocation of sites rather than relying on sites coming forward through the development management process will enable the Council to identify suitable sites with no/minimal environmental constraints. Options 1, 2 & 4 do not support proposals that would affect environmentally protected sites.
	Will environmentally protected sites be protected or enhanced?	No loss	I	I	I	I	
	Will it protect Greenfield land?	N/A	+	-	-	-	
	Will landscape quality be maintained?	No loss high value	-	-	-	-	

	Will historic assets be protected or enhanced?	N/A	O/I	O / I	- / I	O/I	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
Is there likely to be a significant effect on an International Site?			Opt 1	Opt 2	Opt 3	Opt 4	<b>General Evaluation</b>
			?	?	?	?	Gypsies sites could affect international sites; it depends upon their location. However, options 1,2 & 4 require proposals to be refused if they would affect an international site.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1						✓	✓	✓	
Opt 2						✓			
Opt 3									
Opt 4	✓					✓	✓		

### Policy PEO22: Green Infrastructure in New Residential Development

Option 1 is to include a policy in the Local Plan which requires 10% of the site area for sites above 1.5 hectares to be provided as open space, with financial contributions, including Community Infrastructure Levy accepted in exceptional circumstances. For residential development below 1.5 hectares open space will be required where there is a deficiency in open space in the area. This option will set out criteria regarding the quality of the open space.

Option 2 is to continue with an equivalent version of Policy DP16 'Green Infrastructure in New Residential Development' from the 2010 Core Strategy document, which requires the same as option 1 except there is no mention made to the Community Infrastructure Levy.

Option 3 is not to include a policy on this issue.

Option 4 is a variation of option 1, which includes the same criteria, but requires 10% of the site area for sites above 10 hectares to be provided as open space

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	n/a	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	O	+	The provision of open space as part of new development will reduce the need to travel far for recreation.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	++	O	++	Options 1, 2 & 4 will ensure the delivery of public open space as part of new development and through financial contributions (and CIL in options 1 & 4). Open space can reduce the fear and incidence of crime by making an area more attractive and encouraging social interaction. Open space protects soil and groundwater quality. Option 1 requires open space as part of all development over 1.5 ha whereas option 4 requires open space for all development over 10 ha. Option 1 will lead to the delivery of more areas of open space, however option 4 prioritises the creation of larger, strategic open spaces that are more usable, more accessible and easier to maintain. Under option 4 financial contributions will be required for sites under 10ha where open space provision in the area is inadequate to meet the needs of the new population. Financial contributions received could be spent on creating and/or improving strategic areas of open space, which would have a greater benefit to the existing and new community than multiple small areas of open space.
	Will existing public space be retained and new public space be created?	N/A	+	+	O	++	
	Will it reduce actual crime and the fear of crime?	N/A	+	+	O	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	+	O	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	O	+	Options 1, 2 & 4 will ensure the delivery of public open space as part of new development. The integration of open space into development can help to promote social cohesion. Option 4 is more likely to lead to improvements to existing strategic areas of open space, which will have a greater impact on promoting social cohesion than the provision of multiple small areas of open space.
	Will it promote social cohesion?	N/A	+	+	O	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	n/a	Options 1, 2 & 4 will deliver open space, which reduces the risk of surface water flooding and allows the dispersal of species. For a more positive impact option 1 could

	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	include a criterion requiring open space to connect to the green infrastructure network where possible. Option 4 requires open space to be designed to maximise biodiversity gains.
	Will it minimise the risk of flooding to people and properties?	0	+	+	0	+	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	+	0	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	+	0	++	Options 1, 2 & 4 will deliver open space, which will promote biodiversity and reduce the need for people to visit environmentally protected sites for leisure. To secure a more positive impact a higher level of open space could be required where monitoring indicates that international sites are deteriorating as a result of visitor pressure. Option 4 requires open space to be designed to maximise biodiversity gains.
	Will environmentally protected sites be protected or enhanced?	No loss	+	+	0	+	
	Will it protect Greenfield land?	N/A	0	0	0	0	
	Will landscape quality be maintained?	No loss high value	0	0	0	0	
	Will historic assets be protected or enhanced?	N/A	0	0	0	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	Open space will help to recharge underground aquifers.
	Will water quality be maintained or improved?	N/A	+	+	0	+	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		No	No	No	No	The options will have a positive impact on international sites by providing open space within developments, which will reduce the 'weekday' pressures on international sites

						for recreation. To secure a more positive impact a higher level of open space could be required where monitoring indicates that international sites are deteriorating as a result of visitor pressure.
--	--	--	--	--	--	--

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1				✓			✓		
Opt 2				✓			✓		
Opt 3				✓			✓		
Opt 4				✓	✓		✓	✓	

### Policy PLA6: The Historic Environment

Option 1 is to include a policy in the Local Plan which requires the enhancement of the district’s historic environment through a number of measures including for example requiring applicants to describe the significance of any heritage assets affected by their proposal to consider the impact on these assets; refusing planning permission and other forms of consent where the proposed development will lead to substantial harm or loss of a significant heritage asset; and making available historic environment information so that developers can record and advance the understanding of a heritage asset.

Option 2 is to continue with an equivalent version of Core Policy 9 ‘The Historic Environment’ from the 2010 Core Strategy document which states that the Council will work with its partners to protect and enhance the district’s historic environment through a number of measures including having regard to national guidance, the Historic Environment Characterisation Project and Conservation Area Appraisals/ Management Plans; and by refusing planning permission for development likely to affect a historic asset.

Option 3 is not to include a policy on this issue.

Option 4 is a simplified version of option 1, with the same intent but less detail and repetition of the NPPF.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of	N/A	n/a	n/a	n/a	n/a	

	housing types?						
	Does it make efficient use of land?	N/A -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	Option 2 will state in a policy that Historic Parks and Gardens will be promoted as tourist attractions. However, this will also occur under the other options as part of the Council's Tourism Strategy. Option 4 supports the re-use of historic assets.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	+	+	+	+	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.

international gateways	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	All options will protect Registered Parks and Gardens as heritage assets, by refusing planning permission for development likely to affect them. Government guidance states that the loss of heritage assets should be wholly exceptional, and so even in the absence of a policy they will be protected.
	Will existing public space be retained and new public space be created?	N/A	++	++	++	++	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of	N/A	n/a	n/a	n/a	n/a	

	species?						
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	+	+	+	All options will protect historic assets. Options 1 and 2 include reference to the protection of ancient woodland and other heritage assets, which will therefore protect biodiversity and locally designated sites. However, these are protected through other policies (protection of local wildlife sites and trees and hedgerows) and so will be protected under the no policy option also and under option 4 which refers to historic assets of which ancient woodlands are one. Options 1, 2 & 4 set out policies to protect heritage assets, however, listed buildings, conservation areas and scheduled ancient monuments are all statutorily protected [Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and Ancient Monuments and Archaeological Areas Act 1979] and so will also be protected under the no policy option. However, options 1, 2 & 4 will result in enhancements to the historic environment, in addition to protection and so therefore make more positive impacts under this sustainability objective. For example, under option 1, developers are required to identify and assess the significance of heritage assets affected by proposals and under option 2 support will be given to the creation of a local list, which will help protect non-statutorily protected buildings of historic significance. Option 4 reinstates Historic Towns, which identifies the most sensitive towns in the district.
	Will environmentally protected sites be protected or enhanced?	No loss	+	+	+	+	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	++	++	+	++	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	No	These options will protect the historic environment; they will not lead to the development of land and so will not affect an international site.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓			✓			✓	
Opt 2		✓			✓			✓	
Opt 3		✓			✓				
Opt 4		✓			✓			✓	

## Policy PLA10: Renewable Energy Installations

Option 1 is to include a policy in the Local Plan which supports proposals for renewable energy schemes and encourages renewable energy technologies in development proposals.

Option 2 is not to include a policy on this issue.

Option 3 is a variation of option 1; most of the policy remains the same but with the addition of a requirement to protect the best and most versatile agricultural land from solar farm developments.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	By including a policy to support renewable energy installations this could encourage businesses to the district to take advantage of the economic benefits of energy installations. Growth in the renewable energy sector in the district could also encourage businesses to the area, attracted by the skilled workforce that this sector would support.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	+	?	+	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	Option 1 supports onshore and offshore wind farm proposals, which in turn will be supported by development at the ports. Whilst option 3 does not specifically refer to onshore and offshore wind farm proposals it does support all forms of renewable energy development.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	+	0	+	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	Encouraging renewable energy installations aids a reduction in pollution, through the reduction in the use of fossil fuels. Additionally the policy under options 1 & 3 stipulates that renewable energy installations should be located and designed in such a way as to minimise increases in noise and any negative visual impacts of the installations/ schemes.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	O	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	++	O	++	Renewable energy installations will help reduce greenhouse gas emissions associated with the burning of fossil fuels. By encouraging renewable energy technologies and micro-generation schemes within developments sustainable design and construction techniques will be used; leading to an increased proportion of energy needs being met from renewable sources. Under the no policy option renewable energy installations are supported by the National Planning Policy Framework and other legislation, however, options 1 & 3 create the most positive impact under this objective as renewable energy scheme will be more likely to come forward. There is the likelihood that option 3 could deter solar farms from locating in the district by requiring proposals to only use low grade agricultural land and requiring proposals on the best and most versatile agricultural land to demonstrate with evidence that lower quality land is not available or practical for this use and the benefits of the development outweigh any concerns over the loss of agricultural land.
	Will sustainable design and construction techniques be employed?	N/A	++	O	++	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	++	+	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	Under options 1 & 3 the policy refers to the support of renewable energy schemes in exceptional circumstances within internationally and nationally designated sites, where it can be demonstrated that the designation objectives for the area will not be compromised and any adverse impacts are clearly outweighed by the social and economic benefits of the energy installation. There is therefore a risk that environmentally protected sites could be harmed, however, the policy wording is such that the impacts will be careful considered. Option 3 will protect the districts best and most versatile agricultural land by requiring proposals to only use low grade agricultural land and requiring proposals on the best and most versatile agricultural land to demonstrate with evidence that lower quality land is not available or practical for this use and the benefits of the development outweigh any concerns over the loss of agricultural land.
	Will environmentally protected sites be protected or enhanced?	No loss	?	O	?	
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	

	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	All options will ensure energy efficient development, as the National Planning Policy Framework and other national guidance, such as the National Policy Statement for Renewable Energy Infrastructure and current building regulations set out approaches to support energy efficiency in development. However the most positive impact in relation to this objective is under options 1 & 3, where energy efficiency in development is more certain and further encouraged.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	++	+	++	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			?	?	?	Under options 1 & 3 the policy refers to the support of renewable energy schemes in exceptional circumstances within internationally and nationally designated sites, where it can be demonstrated that the designation objectives for the area will not be compromised and any adverse impacts are clearly outweighed by the social and economic benefits of the energy installation. There is therefore a risk that environmentally protected sites could be harmed, however, the policy wording is such that the impacts will be carefully considered.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓		✓	✓		✓		✓
Opt 2									
Opt 3		✓		✓	✓			✓	✓

### Policy COS9: Anglefield Cliff-Side Hotel Proposal

Option 1 is to include a policy in the Local Plan which supports proposals for a new hotel at Anglefield, Marine Parade East.

Option 2 is to not identify any specific site proposals.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	This objective is not applicable.
	Will the delivery of	N/A	n/a	n/a	

	affordable homes increase?				
	Will it deliver a mix of housing types?	N/A	n/a	n/a	
	Does it make efficient use of land?	N/A	n/a	n/a	
		-			
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	Option 1 will promote regeneration by actively encouraging tourism through the provision of quality tourist accommodation, which will lead to increased levels of inward investment. Under the no policy approach tourism will still be a key part of the district's economy. However, option 1, will actively promote a new tourist facility in the district and have a more positive impact. The promotion of tourism will also enhance the vitality and viability of the town centre. However, many representations were received as part of the public consultation stating that there is a lack of demand for hotel development.
	Will it promote regeneration?	N/A	+	0	
	Will the levels of inward investment increase?	1	+	0	
	Will it contribute to the tourism industry?	N/A	++	0	
	Will it enhance the vitality and viability of town centres?	N/A	+	0	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	Under option 1 open space would be lost to the new proposals. Public consultation has identified that the area of open space around the site is important to the community.
	Will existing public space be retained and new public space be created?	N/A	-	0	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	

	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	The site is located within the conservation area and development of the site could adversely affect the character of the conservation area. However, it also has the potential to enhance the site if designed carefully.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	N/A	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	-?	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	
<b>Habitats Regulations Assessment</b>			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options relate to a hotel proposal within Clacton-on-Sea and so are unlikely to affect an international site.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓							
Opt 2									

**Policy COS19: New primary, early years and childcare provision in Clacton**

Option 1 is to include a policy in the Local Plan which allocates land for two new primary schools in Clacton; west of Jaywick Lane and west of Thorpe Road. The two areas of land will be transferred to Essex County Council as the Education Authority prior to the occupation of any of the new dwellings allocated in Clacton.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	
	Does it make efficient use of land?	N/A	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	

	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	++	-	Primary schools in Clacton have reached capacity and under the no plan option new pupils from the proposed new development will not be easily integrated into existing schools. Whilst developers could make financial contributions towards improvements to existing schools given the scale of development proposed and full capacity of existing schools this is not a sustainable solution. Essex County Council has found from the evidence that two new primary schools are required to serve new development in Clacton. Option 1 allocates land for these new schools and ensures that land will be transferred to Essex County Council prior to the occupation of any new dwellings.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	?	Option 1 will ensure that the new development proposed in Clacton has access to primary schools and early years provision. Under option 2 the impact is uncertain as given the full capacity of existing primary schools pupils could have to travel outside of the town to go to school where there is capacity.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	-	Primary schools in Clacton have reached capacity and under the no plan option new pupils from the proposed new development will not be easily integrated into existing schools. Whilst developers could make financial contributions towards improvements to existing schools given the scale of development proposed and full capacity of existing schools this is not a sustainable solution. Essex County Council has found from the evidence that two new primary schools are required to serve new development in Clacton. Option 1 allocates land for these new schools and ensures that land will be transferred to Essex County Council prior to the occupation of any new dwellings.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	The provision of new primary schools to serve new development will help to promote social cohesion by ensuring that new residents can mix within local schools and early years centres.
	Will it promote social cohesion?	N/A	+	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	N/A	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	

	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options relate to new schools within Clacton-on-Sea and so are unlikely to affect an international site.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1			✓	✓	✓	✓			
Opt 2									

### Policy FWK7: Walton Mere

Option 1 is to include a policy in the Local Plan which allocates 'Walton Mere' for mixed-use development, to create a 'town quay' and a second water front for the town to help rejuvenate Walton-on-the-Naze.

Option 2 is to not identify any specific site proposals.

Option 3 is a variation to option 1 to clarify the uses the site is proposed for and that the overriding objective of any development is to restore the Mere and enhance the area in order to bring about the regeneration of Walton-on-the-Naze.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	++	?	0	Option 1 allocates land for mixed-use development possibly incorporating housing; this will help to ensure that the plan can deliver the homes needed to support the growing population, including providing affordable housing and a mix of different housing types. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current

	Will the delivery of affordable homes increase?	N/A	++	?	○	economic downturn. Option 3 clarifies that leisure, recreation and tourism uses will be supported on the site.
	Will it deliver a mix of housing types?	N/A	++	?	○	
	Does it make efficient use of land?	N/A	?	?	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	?	+	The delivery of this development will provide employment opportunities as part of the new tourism, leisure and recreation uses and in the construction industry. Option 3 confirms the objective to restore the Mere and enhance the area to bring about regeneration of Walton-on-the-Naze. This option will have the most positive economic benefits. Option 1 could include housing and an increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. A second waterfront area and town quay will contribute positively to the local tourism industry and further increase inward investment opportunities.
	Will it promote regeneration?	N/A	++	○	++	
	Will the levels of inward investment increase?	1	++	○	++	
	Will it contribute to the tourism industry?	N/A	+	○	++	
	Will it enhance the vitality and viability of town centres?	N/A	+	○	○	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of	N/A	n/a	n/a	n/a	

	residence?					
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	The restoration of the Mere will improve public space within Walton. This will occur under options 1 and 3 with a more positive impact occurring under option 3 which clearly sets out that the key objective of development of the site is to restore the Mere and enhance the area.
	Will existing public space be retained and new public space be created?	N/A	+	0	++	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	Options 1 & 3 would require flood risk issues to be addressed through the design of development and areas of open space within the development to provide attractive outlooks and to minimize adverse landscape impacts of the development.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	+	0	+	

	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	O	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	-	O	-	Development of Walton Mere could affect the integrity of Hamford Water, however, the policy under option 1 does show regard to the issue of nature conservation and states that the Council will consider comprehensive development packages on their merits having regard to other policies in the plan and, in particular, flood risk, nature conservation and transport impacts. The site itself contains a saltmarsh habitat; dominated by common cord grass and providing shelter to roosting and nesting coastal wildfowl and waders. The area would be a natural extension to the SSSI; however, it is subject to too much disturbance to qualify. Habitat enhancement measures should be included in proposals should this site come forward for development. Whilst option 3 refers to compensatory habitat in the first instance any harm should be avoided, and then if this is not possible mitigated before compensatory habitat is considered. This should be made clear in the policy. Options 1 and 3 refer to the need to protect historic assets and the distinctive character of the area.
	Will environmentally protected sites be protected or enhanced?	No loss	-	O	-	
	Will it protect Greenfield land?	N/A	-	O	-	
	Will landscape quality be maintained?	No loss high value	+	O	+	
	Will historic assets be protected or enhanced?	N/A	+	O	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		Yes	?	Yes	Development at Walton Mere could affect Hamford Water SPA/ SSSI and Ramsar site, however, the policy under option 1 is not prescriptive, instead the Council would consider development proposals on their own merits, with regard to other policies within the Plan and, in particular, regard to flood risk, nature conservation and transport impacts. Habitat enhancement measures could be included within these proposals to mitigate against any adverse affects on Hamford Water. Under the no policy option it is difficult to determine where development will take place and therefore whether development will affect international sites. Option 3 requires compensatory habitat and enhancement suggesting that this option will affect Hamford Water.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1	✓						✓		
Opt 2									
Opt 3		✓			✓		✓		

### Policy COU1: Plotland Development

Option 1 is to include a policy in the Local Plan which explains the Council's position on 'plotland development', not granting permission for new dwellings on undeveloped plotland sites, not allowing extensions to existing plotland dwellings and only permitting proposals for the replacement of lawful plotland dwellings provided the volume of the replacement dwelling does not exceed that permitted for the original dwelling within the tolerances of Permitted Development Rights. The policy also sets out the specific position on permanent dwellings on plotland sites at Wrabness Beach.

Option 2 is not to include a policy on this issue.

Option 3 is a simplified version of option 1. It applies to all plotland sites and does not include criteria specific to Wrabness Beach. It states that replacement will be permitted on a 1 for 1 basis and proposals for extensions will be considered having regard to the unique character of the area, landscape and wildlife designations.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	-	-	-	Options 1 & 3 prevent the building of new dwellings on undeveloped plotland sites, which does not help to address housing need to support the growing population. However, the justification is that development of these plotland sites would represent sporadic piecemeal development, outside of defined settlements, in areas that are remote, isolated, at risk of flooding and with poor access to local services and facilities. Under the no policy issue, these sites may come forward for the development of permanent dwellings; however, other policies within the Plan would apply to prevent unsustainable development, helping to effectively manage growth.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	Options 1 & 3 protect the loss of holiday dwellings and caravans on plotland sites from redevelopment into permanent dwellings, although these relate to private holiday homes/ caravans and so the impact on the tourist economy is minimal.

	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	+	0	+	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing	Will effective social	N/A	n/a	n/a	n/a	This objective is not applicable.

through community cohesion and social capital	infrastructure and services be provided?					
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	n/a	n/a	n/a	Under option 1, development of plotland sites, which are prone to flood risk, is prevented, ensuring that the risk of flooding to people and properties is minimised. Option 3 will only result in the 1 for 1 replacement or extensions to existing properties and proposals will have regard to flood risk. The extension or replacement of properties does represent an opportunity to include flood risk mitigation measures.
	Will sustainable design and construction techniques be employed?	N/A	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	+	0	+I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	Option 1 details criteria that must be met for development to be permitted on plotland sites at Wrabness Beach, which forms part of the Stour Estuary and part of the proposed extension to the Suffolk Coasts and Heaths AONB. One of the criteria contained within the policy under option 1

	Will environmentally protected sites be protected or enhanced?	No loss	+	O	O	allows no new development to be permitted closer to the adjacent international wildlife site than the existing development. Under the no policy option & option 3, this protected site would be protected through its designation and other policies within the plan. However, a more positive impact would be found under option 1, where development on plotlands is specifically controlled to avoid development that could cause harm to the important environment site. Options 1 and 3 do provide the opportunity to improve landscape setting through proposals for replacement or extensions.
	Will it protect Greenfield land?	N/A	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	+	O	+	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?	No	?	?		Option 1 contains specific criteria to protect the international site adjacent to the Wrabness Beach plotland development. Under the no policy option & option 3, whilst the international site is afforded protection by an international designation it is possible that plotland development could take place that may harm the adjacent designation.

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓					✓	✓	
Opt 2									
Opt 3		✓					✓		

### Policy COU3: Conversion or Re-use of Rural Buildings in the Countryside

Option 1 is to include a policy in the Local Plan which allows the re-use, conversion and alteration of a rural building in the countryside for employment, leisure/ recreation, tourism or community use; where the existing building is structurally sound for the proposed use, where it would not harm its appearance as a rural building or adversely affect the rural setting of the building in the locality, where it would not create significant levels of traffic or problems of road safety or amenity and where it would create a significant number of jobs well located in relation to

towns and villages or be readily accessible by transport. Proposals for the conversion or re-use of rural buildings in the countryside for market housing will only be permitted in special cases and where satisfactory evidence can demonstrate that criteria within the policy has been met.

Option 2 is to continue with an equivalent version of Policy DP10 'Conversion and Re-use of Redundant Buildings in the Countryside' from the 2010 Core Strategy document, which requires replacement buildings in the countryside for employment purposes or tourist purposes to be permitted where the existing building is not physically suitable or structurally sound for the proposed use and the replacement building is no greater in height of floorspace. The re-use of a redundant building for residential use will only be permitted where it is essential to retain the building because of its architectural or historic interest; an alternative use would not be viable; the building is practical for residential use and will only involve one unit.

Option 3 is not to include a policy on this issue.

Option 4 is a variation on option 1 to allow conversion to residential use if the building is unsuitable for conversion to alternative uses for practical or amenity reasons and providing that the proposal will enhance the immediate setting.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	400	?	?	+	+	All options could result in residential development, although this will be the exception under options 1-3 as housing should be directed to existing settlements. Option 3 would involve increased change of use of rural buildings to residential use, as this is more profitable than other uses. Option 4 will allow residential conversion if it can be demonstrated that alternative uses are not practical or would not be appropriate for amenity reasons. The re-use of existing buildings makes efficient use of land.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	N/A	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	N/A	+	+	+	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+/-	-	-	+/-	Options 2, 3 & 4 will allow the re-use of rural buildings for employment purposes; but by their nature rural buildings are unlikely to be located close to centres of population. Under option 1, however, a criteria is included to create a significant number of jobs located in relation to towns and villages or to be readily accessible by public transport. The re-use of existing buildings will promote regeneration. Tourist uses can be a good use of a rural building; these uses generate employment but are often not as intensive as residential or B1, B2 and B8 employment uses. Options 1 2 & 4 acknowledge tourism uses as appropriate uses in the re-use of rural buildings. Allowing the re-use of rural buildings in the countryside will enhance the rural economy, more positive impacts are found under options 1 & 4 where a criteria has been specifically added to the policy
	Will it promote regeneration?	N/A	+	+	+	+	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	+	+	I	+	to create jobs and option 3 where there is likely to be less restrictions and an increased change of use of rural buildings, therefore positively effecting the rural economy.
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	N/A	++	+	++	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	O	O	-	-	Accessibility is an issue for conversion of rural buildings as workers may need to travel to the site and the provision of public transport in rural areas is poor. However, the conversion of rural buildings to employment uses will provide good access for rural residents to employment opportunities. Options 3 & 4 are likely to result in the development of inaccessible sites and lead to more conversions to residential use. Proposals should consider the enhancement of sustainable modes of travel, for example cycle parking facilities and changing rooms could be provided to make cycling a realistic option.
	Will sustainable modes of transport increase?	N/A	O/I	O/I	-	-	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	N/A	l	l	-	-	Development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars, although this can be minimised by promoting sustainable travel. Options 3 & 4 will likely involve development in even the most remote locations. Sustainable design and construction measures and renewable energy could be incorporated into development, however as many redundant farm buildings are curtilage listed this may be difficult to achieve without comprising the historic fabric and character of the building.
	Will sustainable design and construction techniques be employed?	N/A	?	?	?	?	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	?	?	?	?	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+/?	+/?	-	+/?	Vacant rural buildings are often occupied by bats and barn owls, which are protected species. Option 3 is unlikely to ensure that biodiversity is protected, although protected species will be as they are protected through legislation. Options 1 and 2 do not refer to protected species or the need for an ecological appraisal; although nature conservation interests are protected by other policies in the plan. The impact on environmentally protected sites depends upon location. Option 3 is likely to have a negative impact on landscape character as a greater scale of development is likely. Many redundant farm buildings are curtilage listed and their re-use will protect the district's historic assets providing that the design is sensitive. Where development
	Will environmentally protected sites be protected or enhanced?	No loss	l	l	l	l	
	Will it protect Greenfield land?	N/A	o	o	o	o	

	Will landscape quality be maintained?	No loss high value	+	+	-	+	involves the re-use of a historic building it must clearly show that the historic fabric and character of the building will not be adversely affected and that all opportunities have been taken for enhancement. Options 1 & 4 include a criteria to enforce this further, where it must be demonstrated that proposals for the conversion or re-use of rural buildings in the countryside for market housing must make an important historical and visual contribution to the landscape, using appropriate methods of conservation to retain the character and historic interest of the building. Options 1 & 4 also state that the replacement of redundant rural buildings that are important architecturally or historically will not be supported, therefore protecting the existing historical assets further.
	Will historic assets be protected or enhanced?	N/A	++	+	+	++	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	+	+	+	All options will involve the re-use of rural buildings. Options 1 and 2 will only permit the replacement of an existing building where it is not structurally sound.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100%	?	?	?	?	

Habitats Regulations Assessment					General Evaluation	
	Opt 1	Opt 2	Opt 3	Opt 4		
Is there likely to be a significant effect on an International Site?	No	No	?	?	These options allow the re-use of rural buildings. Options 1 and 2 require development to be small scale; in character with the area, which will ensure that intensive development do not take place and should therefore not affect international sites. Under option 3, the no policy option, it is difficult to determine where development will take place and the scale of the development that could take place. It is therefore difficult to say whether this development will affect international sites. Option 4 could lead to residential conversion, which could lead to increased disturbance of international sites.	

✓ - option that best meets the objective

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
Opt 1		✓						✓	
Opt 2									
Opt 3	✓								
Opt 4	✓	✓						✓	

### Policy COU11: Great Oakley Community Development (Land west of Harwich Road, Great Oakley)

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and	Will it provide the	To be determined	+	Great Oakley is one of the smaller villages - classed as

affordable homes for all	homes needed to support the growing population?	as part of the District Local Plan Process		Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. This proposal has the support of the Parish Council and the delivery of new housing will enable the delivery of a new village hall and car park.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	This site will have no impact on this objective.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	

	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	○	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	○	This site will have no impact on this objective.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	-	Great Oakley is a small rural village with few facilities. Bus stops are located within a reasonable walking distance, however the vast majority of journeys will be by car. The development of this site will reduce congestion around the school by providing a car park that can be used during school drop off. This will have a significant positive impact locally.
	Will sustainable modes of transport increase?	Decrease from 2001 <1.00	-	
		Increase		
	Will it promote development of the ports?	0	○	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	Great Oakley has a primary school, which is adjacent to the site, and the local secondary school at Harwich has capacity to accommodate pupils from a development of this size (school transport would be required). The development of this site will reduce congestion around the school by providing a car park that can be used during school drop off. This will have a significant positive impact locally. A new village hall at a more accessible location within the village will have significant positive impacts. Whilst an area of open space will be lost to the development an element of open space will remain on the site and the location of a new village hall in this location will achieve a better relationship with the adjacent playing fields.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		

	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	<b>+/-</b>		
	Will it reduce actual crime and the fear of crime?	Decrease	<b>0</b>		
		Decrease			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	<b>0</b>		
		No reduction			
		Decrease			
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	<b>0</b>	A new village hall at a more accessible location will help to promote social cohesion.	
		Decrease			
		Improvement in ranking			
Will it promote social cohesion?	Community facility provided or improved	<b>+</b>			
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	<b>-</b>		New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction. Orientation of buildings /design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	<b>+</b>		
		Increase			
	Will it minimise	Increase	<b>0</b>		

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	<b>O</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	<b>I</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	<b>O</b>	There is existing development to the south and east and an element of open space will be retained to reduce the landscape impact.
	Will environmentally protected sites be protected or enhanced?	No net loss	<b>O</b>	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	<b>--</b>	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	<b>O</b>	
	Will historic assets be protected or enhanced?	Reduction No loss	<b>O</b>	
9. Ensure the prudent	Does it minimise	60% recycling by	<b>?</b>	The impact on water quality is uncertain.

use of natural resources	waste and increase rates of reuse and recycling?	2020		
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		