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SECTION 1. NON-TECHNICAL SUMMARY

SEA Directive says:

(j) a non-technical summary of the information provided under the above headings.
Annex 1

Introduction

This is the non-technical summary of the Sustainability Appraisal report for the Tendring Local Plan: Proposed Submission Draft.

Sustainability Appraisal is about asking at various intervals during plan preparation: "How sustainable is my plan?". A range of objectives are established and all options are assessed against these objectives to compare their environmental, economic and social effects and ultimately to assess how sustainable an option is.

This Sustainability Appraisal report incorporates the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, which gives effect to EU Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment' (the SEA Directive) and places an obligation on LPAs to carry out a SEA on land use and spatial plans.

As part of the Sustainability Appraisal an Equality Impact Assessment was carried out and this is published as a separate report.

This Sustainability Appraisal report is published for consultation as part of the Local Plan: Proposed Submission Draft Regulation 18 consultation. Any comments received to this Sustainability Appraisal report will be considered and if necessary changes will be made to the report prior to submission.

The consultation period will run from 9 November 2012 to 7 January 2013. Comments should be sent to:

Planning Policy
Tendring District Council
Council Offices
Thorpe Road
Weeley
Essex CO16 9AJ

Sustainability objectives, baseline and context

This section in the Sustainability Appraisal report is split into ten sub-sections and for each sub-section includes the key messages from the review of relevant policies, plans, programmes and sustainability objectives, the baseline data, and the key sustainability issues and problems. The following table summarises the context for the appraisal.

	Key Messages from review of policies, plans & programmes, & sustainability objectives	Baseline environment	Sustainability issues & problems facing Tendring
Population	<ul style="list-style-type: none">- Access policies should be clear, comprehensive & inclusive.- Community involvement is essential.- The needs of the changing	<p>The population of Tendring is approximately 138,000 and a large proportion of the population live within the main settlements.</p> <p>The population of the district has</p>	<ul style="list-style-type: none">- During the period 1981-2011 the population of Tendring has grown by 20.9% compared with 16.4% for Essex.- Tendring has the highest proportion of pensioners in

	<p>demographic should be met.</p> <ul style="list-style-type: none"> - Support people in the region in 'active ageing' and adding life to years. 	<p>changed considerably over recent years, during the period 1981 – 2011 the population of Tendring grew by 20.9%, which compares with a growth rate of 16.4% for Essex over the same period. Growth is expected to continue at an above average rate, with the projected population change for the period 2006 – 2026 being 17%.</p> <p>98.7% of the population are of a white ethnic group and the split of males to females is roughly 661:720.</p> <p>Tendring has the second highest proportion of pensioners in the East of England and is ranked in the top ten local authority districts nationally for people aged 65 years and over.</p>	<p>Essex and the second highest proportion of pensioners in the East of England. 27% compared to 18.3% for Essex and 17.5% for East of England and 16.3% for England.</p>
<p>Housing</p>	<ul style="list-style-type: none"> - Policies should promote high quality, inclusive design. - Housing developments must be located in suitable locations that make efficient use of land and offer a good range of services, community facilities and jobs etc. - Policies for the location of development should avoid flood risk to people and property and manage any residual risk. - Housing shortages must be addressed by securing a step change in the delivery of additional housing. - Developments should take account of the role and value of biodiversity. - The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside. 	<p>The total dwelling stock for the district is approximately 69,000 and the Local Plan proposes a dwelling stock increase of 4,000 homes over the 10-year period 2011 to 2021- an average of 400 dwellings per year.</p> <p>The Strategic Housing Market Assessment revealed that distinguishing factors for the Tendring housing market are the ratio of bungalows compared to other dwelling types, the proximity to railway stations being less significant for commuters than other parts of the South East and the low levels of major new residential development.</p> <p>The average house price in Tendring was £160,000 in 2010.</p> <p>In 2006/7 only 10 affordable dwellings were delivered, in 2007/8 42 units were delivered, in 2008/9 again 42 units were delivered, in 2009/10 52 units were delivered, in 2010/11 30 units were delivered and in 2011/12 149 units were delivered, due almost wholly to the completion of housing scheme North of St John's Road in Bockings Elm ward, Clacton. This does not come close to meeting the unmet need for affordable housing dwellings per annum, which is 1,579.</p> <p>The density of new dwellings is high, with only 22% below 30 dwellings per hectare in 2008/9.</p>	<ul style="list-style-type: none"> - The amount of vacant dwellings is higher than the regional and national average and the percentage of dwellings considered unfit is higher. - A small amount of affordable housing dwellings have been built in recent years and this figure does not meet need. Furthermore the majority of the public do not believe that the level of affordable housing has got better over the past few years. - There is a higher than average amount of homeless persons. - In recent years the rate of house building has been low compared with previous years of house building, prior to the economic recession. - The majority of new dwellings have recently been built on Greenfield land as opposed to previously developed land.

		In 2011/12 just 29% of new dwellings were built on previously developed land.	
Economy & employment	<ul style="list-style-type: none"> - Ensure that town centres provide an attractive, accessible and safe environment for all. - Schemes for rural diversification should be supported. - Developments should take account of the role and value of biodiversity in supporting economic diversification. - Development should be located in areas which minimise the length and number of trips. - The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas. - Support business innovation and take-up of best practice in renewable energy technology and management. - Provide for the needs of an expanding tourism sector. - Support the maintenance and appropriate expansion of the ports, maritime and related activities. - Harness the region's economic strengths specifically in science, technology and research. - Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas. - Maximise the benefits from the Olympics coming to London in 2012. - Promote the development of the Haven Gateway as a New Growth Point. - Support home based working. 	<p>The economy of the district is very mixed. In the area around Harwich the port has a strong influence, which is recognised through the Haven Gateway Partnership and which will grow stronger with the development of Bathside Bay. Within the other main towns of the district tourism plays an important part in the local economy. The district has a strong tradition of manufacturing activity that, whilst playing an important role in the economy of the district, has declined over recent years.</p> <p>The outgoing RSS required Tendring to provide for approximately 6,000 new jobs during the plan period. This plan looks to achieve the creation of around 4,000 new jobs.</p> <p>The economic activity rate in Tendring is lower than the national, regional and county averages and the unemployment rate is higher.</p> <p>Tendring is in the 25% of most deprived areas in the country, the second most deprived area in Essex and according to the Index of Multiple Deprivation (IMD, 2010) Jaywick is the most deprived Lower layer Super Output Area (LSOA) in England. There are also significant pockets of deprivation in and around Clacton town centre. There is a high percentage of the population claiming Job Seekers Allowance.</p> <p>The average income per week is significantly lower than average at £423.70.</p> <p>In March 2006 permission was granted for the construction of a new deep water container terminal at Bathside Bay, which will lead to the creation of 772 direct jobs and thousands of indirect jobs.</p>	<ul style="list-style-type: none"> - The average household income is below average. - The economic activity rate is lower than the national average. - The percentage of full time workers is significantly below average. - The total amount of people claiming jobseekers allowance is above average. - Tendring has the highest percentage of people claiming a social security benefit in Essex. - The job density is low at only 0.57. - There is a high level of out-commuting. - There is a higher than average percentage of people employed in the tourist sector. - The room occupancy for hotels is lower than average.
Community	<ul style="list-style-type: none"> - Promote social inclusion. - Open spaces, sports and recreational facilities promote social inclusion and healthy lifestyles. - Biodiversity should be enhanced among developments. 	<p>Tendring is characterised by it's higher than average proportion of pensioners.</p> <p>The percentage of the population with a limiting long term illness is 24%, which is higher than</p>	<ul style="list-style-type: none"> - Educational achievement is poor with the percentage of working age population with no formal qualifications almost double the national average. - Fear of crime is high, particularly at night, despite

	<ul style="list-style-type: none"> - A balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved. - Locate day to day facilities which need to be near their clients in local centres. - Reduce levels of poverty and exclusion. - Improve the skills base through increased learning opportunities for all. - Those that live in the most deprived areas are likely to be multiply disadvantaged. - Maximize the benefits from the Olympics coming to London in 2012. 	<p>average.</p> <p>Within the district there are 2 hospitals, 29 GP surgeries, 7 secondary schools and 40 primary schools.</p> <p>Crime within the district is low, although the fear of crime is relatively high.</p> <p>There is 275.63 hectares of open space in the district.</p>	<p>Tendring having a low crime rate.</p>
Biodiversity	<ul style="list-style-type: none"> - The quality and extent of natural habitats and geological sites should be protected and enhanced. - Developments should take account of the role and value of biodiversity. - Maximise the potential for landscape and biodiversity enhancement. - The biodiversity value of Brownfield sites must be considered. - Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats. - Identify priority habitats and species which are important at international, national and local levels. - High quality green infrastructure should be delivered. 	<p>The district has an attractive natural environment characterised by its estuarine setting and diverse range of large and small villages and coastal resorts. It is estimated that approximately 25% of the district is covered by environmental and physical constraints.</p> <p>The Stour and Colne Estuaries and Hamford Water are recognised as being of international ecological importance through their designations as Special Protection Areas and the designation of the Essex Estuaries Special Area of Conservation, which includes the Colne Estuary.</p> <p>There are a variety of other sites within the district that are protected at national and local level for their nature conservation. This includes National Nature Reserves at Hamford Water, the Colne Estuary, Colne Point and the Brightlingsea Marshes and Local Nature Reserves at Holland Haven, Pickers Ditch and Wrabness.</p> <p>Flagship species for Tendring as set out in the Essex Biodiversity Action Plan are corn bunting, sand martin, ringed plover, white admiral butterfly and marsh mallow.</p>	<p>The district has a high proportion of environmentally sensitive sites, including four international sites.</p>
Landscape	<ul style="list-style-type: none"> - Development should not be located on Greenfield land outside of settlements. - The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship. 	<p>Landscape gives an area a locally distinctive character. It is the result of both natural and man made processes, including historic patterns of settlements.</p> <p>The 1949 National Parks and</p>	<ul style="list-style-type: none"> - A large percentage of the district is classed as either high or medium landscape quality.

	<ul style="list-style-type: none"> - Landscape character should be protected. - Maximise the potential for landscape and biodiversity enhancement. 	<p>Access to Countryside Act provides for the designation of Areas of Outstanding Natural Beauty (AONB). Dedham Vale was designated an AONB in 1970 and part of this site is located within Tendring. Tendring believe that the southern shore of the Stour Estuary is equal in value to the northern shore, which is designated as an AONB (Suffolk Coast and Heaths) and have applied to have the AONB boundary extended into Tendring.</p>	
Natural resources & pollution	<ul style="list-style-type: none"> - Use resources more efficiently, minimise waste and increase rates of reuse and recycling. - Sustainable water should be promoted. - Identify land at risk (and the degree of risk) of flooding. - Safeguard land from development that is required for current and future flood management. - Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SuDS). - Consideration of the fundamental ecological functions of wetlands as regulators of water regimes. - The effects of floods and droughts must be mitigated. - Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate). - The pollution of groundwater must be reduced. - Adopt a precautionary approach. - Make the polluter pay. - Noise-sensitive developments should be separated from major sources of noise. 	<p>The national average daily domestic water use is 155 litres per person, with Tendring performing better than this with an average of 120 litres, however there is still a need to maximise water efficiency.</p> <p>As a coastal district parts of Tendring are at risk of flooding. Tendring's Strategic Flood Risk Assessment identifies that many of our built-up areas are at risk of flooding and, over the years, there have been significant investment in coastal defenses in these areas, including for example Jaywick and parts of Harwich.</p> <p>Large parts of rural Tendring contain the highest quality agricultural land; 10.2% of agricultural land is Grade 1 and 29.8% is Grade 2.</p> <p>Air quality in the district is generally good, and no air quality management areas have been identified, and as Tendring does not have a legacy of heavy industry contamination is not a major problem.</p>	<ul style="list-style-type: none"> - Parts of the district are at risk of flooding. - The percentage of people who journey to work by private car is slightly higher than the regional and national average. - More needs to be done to encourage householders to recycle.
Cultural heritage	<ul style="list-style-type: none"> - The need for growth should be reconciled with the need to protect the historic environment. - Areas must be maintained as attractive places to live, work and visit with their own distinctive identity. - There should be an emphasis on design, quality and preserving and enhancing natural and built assets. - Wetlands constitute a resource of great cultural value. 	<p>The historic environment of Tendring District is rich, complex and irreplaceable and has a major role to play in Tendring's future.</p> <p>A range of historical features enjoy statutory protection, these include historic landscapes, townscapes and parks as well as individual buildings.</p>	<ul style="list-style-type: none"> - The number of heritage assets identified as being at risk has grown in recent years.
Infrastructure & energy	<ul style="list-style-type: none"> - Renewable energy must be encouraged. - 15% of UK energy to come from renewable energy sources 	<p>Tendring is generally served with good transport links, although there is a perception that as a peninsular it is remote with</p>	<ul style="list-style-type: none"> - Renewable and low carbon (e.g. combined heat and power) energy production is very low. - Recycling rates should improve.

	<p>by 2020.</p> <ul style="list-style-type: none"> - Separate economic growth from increases in resource use. - Protect sites and routes which could be critical in developing infrastructure to widen transport choices. - Promote the integration of transport and communication concepts. 	<p>relatively poor road and rail links.</p> <p>The per capita carbon emissions in Tendring are less than the national and regional averages at 6 tonnes per annum. Overall carbon emissions for the district are approximately 833,000.</p> <p>An offshore windfarm off the coast of Clacton at Gunfleet Sands was completed in 2010. This is expected to generate 172 MW of energy.</p> <p>Recycling rates for household waste in the district have failed to meet the district's target of 23.07%.</p>	
Climate change	<ul style="list-style-type: none"> - Development plans should contribute to global sustainability by addressing causes & impacts of climate change. - Adaption will be crucial in reducing vulnerability to climate change - There is a need to look holistically at systems affected by climate change. - Renewable energy must be encouraged. - 15% of UK energy to come from renewable energy sources by 2020. - Development must avoid flood risk to people and property and manage any residual risk. - Actively manage the pattern of urban growth to make the fullest use of public transport. - Open space and green infrastructure help wildlife to adapt to the effects of climate change. - Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate). 	<p>Climate change is happening now and is the biggest challenge facing the world today. Greenhouse gas emissions contribute significantly to climate change.</p> <p>Tendring emits approximately 833,000 tonnes of carbon dioxide a year, which equates to 6 tonnes per person.</p> <p>The government has a long-term aim of reducing carbon dioxide emissions by 80% in 2050 compared to 1990 levels and interim targets have been set.</p> <p>Climate change is a wide ranging issue that falls into many different areas of spatial planning and so many of the themes include references to climate change.</p>	<ul style="list-style-type: none"> - Renewable and low carbon (e.g. combined heat and power) energy production is very low. - Climate change is a global issue and should be addressed by the Council as a whole.

The SA Framework, which is used to appraise every option considered, is set out below.

Objective	Assessment criteria	Indicator & Source	Target
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	Net additional dwellings per annum, Annual Monitoring Report (Core Output Indicator H2b)	400
	Will the delivery of affordable homes increase?	Affordable housing completions per annum, Annual Monitoring Report (Core Output Indicator H5)	N/A
	Will it deliver a mix of housing types?	% of dwelling completions by number of bedrooms, Annual Monitoring Report (Local Output Indicator 2)	N/A

	Does it make efficient use of land?	% of new and converted dwellings on previously developed land, Annual Monitoring Report (Core Output Indicator H3)	N/A
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	% of economically active population within 20 minutes journey time (by sustainable modes of transport) of employment opportunities, Accessibility Indicators, Department for Transport	N/A
	Will it promote regeneration?	Losses of industrial land in key business and regeneration areas, Annual Monitoring Report (Local Indicator 5)	N/A
	Will the levels of inward investment increase?	Number of new investments made that have occurred as a result of the promotion and support activities of the Council per 10,000 economically active population, Tendring Best Value Performance Plan 2007/8 and amendments/updates	1
	Will it contribute to the tourism industry?	Money the tourism sector brings to the economy, Volume and Value Report	N/A
		% of jobs related to tourism, Nomis Official Labour Market Statistics	N/A
	Will it enhance the vitality and viability of town centres?	Total amount of floor space for town centre uses, Annual Monitoring Report (Core Output Indicator BD4)	N/A
	Will it sustain or enhance the rural economy?	Location of new residential and employment development, Annual Monitoring Report (Local Output Indicator 1)	N/A
Number of rural exception sites permitted, Annual Monitoring Report		N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	% of total working age population educated to NVQ4 level and above, Nomis Official Labour Market Statistics	N/A
		% of total working age population with no formal qualifications, Nomis Official Labour Market Statistics	N/A
	Do people have access to satisfying work appropriate to their skills, potential and place	% of economically active population within 20 minutes journey time (by sustainable	N/A

	of residence?	modes of transport) of employment opportunities, Accessibility Indicators, Department for Transport	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	% of new dwellings within a 30 min public transport time of local services, Annual Monitoring Report (Local Output Indicator 4)	N/A
	Will sustainable modes of transport increase?	% of journeys to work by private car, Census data	N/A
		Estimated length of urban cycling routes, Essex Cycling Strategy and updates	N/A
Will it promote development of the ports?	Number of applications permitted for non-port related development within the port designated areas, local data	0	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	Provision of social infrastructure and services on allocated sites, local data	N/A
	Will existing public space be retained and new public space be created?	Total area of open space in the district, Annual Monitoring Report	N/A
	Will it reduce actual crime and the fear of crime?	Number of offences per 100,000 population, Home Office Crime Statistics	N/A
		Fear of Crime, Tendring CDRP – Community Safety annual survey	N/A
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	Number of air quality management areas, Local Air Quality Management Annual Report	N/A
		Number of blue flags and quality coast awards, Leisure Services	N/A
Number of potentially contaminated sites, TDC Statutory Contaminated Land Strategy		N/A	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	% of population with a limiting long term illness, Census data	N/A
		% of working age population claiming a key social security benefit, Census data	N/A
		Rank of average rank of deprivation, The English Indices of Deprivation	N/A
	Will it promote social cohesion?	% of residents who think that their area has got better or stayed the same in the past 3 yrs, Best Value General Survey	N/A
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Carbon dioxide emissions, Local and regional CO2 emissions estimates, DEFRA	N/A

	Will sustainable design and construction techniques be employed?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	N/A
	Will it minimise the risk of flooding to people and properties?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality, Annual Monitoring Report (Core Output Indicator E1)	0
	Does it provide areas of accessible green space to allow the dispersal of species?	Provision of suitable accessible natural green space identified through appropriate assessments, local data	N/A
	Will it lead to an increased proportion of energy needs being met from renewable sources?	Renewable energy capacity installed by type, Annual Monitoring Report (Core Output Indicator E3)	N/A
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	Change in areas and populations of biodiversity importance, Annual Monitoring Report (Core Output Indicator E2)	No loss
	Will environmentally protected sites be protected or enhanced?	Change in areas and populations of biodiversity importance, Annual Monitoring Report (Core Output Indicator E2)	No loss
	Will it protect Greenfield land?	% of new and converted dwellings on previously developed land, Annual Monitoring Report (Core Output Indicator H3)	N/A
	Will landscape quality be maintained?	% of land in Landscape Character Assessment with high sensitivity, Landscape Character Assessment and updates	No loss of land with high landscape sensitivity
	Will historic assets be protected or enhanced?	Number of listed buildings at risk, Historic Buildings at Risk Register	N/A
Number of Conservation Areas, local data		N/A	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	Percentage of household waste recycled, Tendring Best Value Performance Plan and updates/ amendments	24
	Will water quality be maintained or improved?	Percentage length of estuary quality classed as Good, Environment Agency	N/A
	Will it maximise the energy efficiency of development?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100%

Developing the Options

Numerous options were appraised as part of the plan's preparation under the previous government's 'Local Development Framework' (LDF) process. Firstly, following consultation on the Issues and Possible Options document an appraisal of those options was carried out and sent to members of the Environment Theme Group for informal consultation. The following options were appraised:

- Four options for the spatial strategy;
- Five options for development along the A120 corridor;
- Two options for the number of dwellings to be planned for; and
- Four job growth scenarios.

Further appraisal work was then carried out for the spatial strategy and job growth scenarios as a result of representations received and additional studies completed. The broad areas of search for each settlement set out in the Issues and Possible Options document were also appraised. Following recent government changes and the newly introduced National Planning Policy Framework (the Framework) in March 2012, the Council has decided to produce a Local Plan. The Local Plan reflects the work completed, representations received and evidence collected during the production of the Core Strategy, but also takes into consideration government guidance detailed within the Framework and additional evidence collected to inform the plan. Therefore whilst the early and initial stages of the SA, were made in relation to the production of a Core Strategy; these initial strategies and options appraised have formed the basis of the Tendring Local Plan: Proposed Submission Draft and are therefore still relevant to the Local Plan and this SA Report; depicting the initial stages of the Local Plan, plan production process. Under the Local Plan process, further appraisals of the proposed policies have been undertaken.

The appraisal of options is too lengthy to include in this non-technical summary, but a summary of the appraisal of options is included in section 5 of the Sustainability Appraisal report.

Predicting and evaluating the effects of the Local Plan and considering mitigation and enhancement measures

This section of the Sustainability Appraisal report summarises the effects of the proposed policies. As with the appraisal of options this is too lengthy to include in this non-technical summary but it can be found in section 6 of the Sustainability Appraisal report.

In terms of the cumulative effects of the Local Plan, it is highly likely that 4,000 dwellings will be provided in the plan period with around 4,000 new jobs. It is certain that in the majority of cases affordable housing, particularly in the form of 'Council Housing' will be delivered as part of major development. However, the affordable housing percentage set in the Local Plan is lower than the outgoing regional and current Local Plan target. It is certain that the majority of new dwellings will not be delivered on previously developed land due to lack of suitable, available and deliverable land meeting that definition. In 2011/12 just 29% of new dwellings built were built on previously developed land.

The Strategic Housing Land Availability Assessment advises that only around 20% of new dwellings are likely to be provided on previously developed land. It is highly likely that regeneration will occur; five areas of priority regeneration have been identified and various strategies have been/ are being produced to promote

regeneration. As part of these regeneration projects the district's tourist economy will be promoted. It is highly likely that the vitality and viability of the town centres will be enhanced; particularly Clacton Town Centre. The Employment Land Study predicts that the majority of Clacton's job growth will be economic growth of the town centre. Frinton Town Centre will be improved as a result of public realm improvements identified in the Conservation Area Management Plan. It is highly likely that the rural economy will be sustained and enhanced through the support given to small scale employment development in the countryside. It is highly likely that the need to travel will be reduced as the Local Plan will lead to mixed use development in the most accessible locations (policies on sustainable development within Chapter 2 of the Local Plan helps to ensure this). However, rural employment sites may increase the need to travel and an increase in visitors to the district will increase the amount of car journeys. Linked to the reduced need to travel, it is highly likely that sustainable modes of travel will increase as the Local Plan will deliver a number of green infrastructure projects, supports improvements to the railway network and support improvements to the bus network. Social infrastructure and services will be delivered as part of development and the Local Plan already identifies necessary infrastructure in certain locations. The Community Infrastructure Levy will increase the amount of contributions towards infrastructure as even small scale development will be required to contribute. The impact on pollution is mixed. The Local Plan will reduce the need to travel and promote sustainable travel, which will reduce air pollution. However, an increase in visitors will increase levels of air pollution. The quality of bathing waters is likely to improve as a result of an increase in tourism. Development of Greenfield land will adversely affect soils; however the Local Plan will help to ensure that the highest quality agricultural land is safeguarded from development. It is certain that greenhouse gas emissions from new build will be reduced owing to improvements to building regulations, which will take place in the early part of the plan period. Development will need to demonstrate that the risk of flooding will not increase and sustainable drainage systems will certainly be incorporated into the majority of developments as the Local Plan requires applicants to justify the non use of sustainable drainage systems. Additionally, strict occupancy restrictions for holiday accommodation will be applied in areas of flood risk. It is very likely that biodiversity, high quality landscapes and the historic environment will be preserved through the protection these areas/assets are afforded by legislation. However, Bathside Bay, which the Local Plan supports (but which is unlikely to come to fruition during the 10-year plan period), will adversely affect the integrity of the Stour and Orwell Estuaries Special Protection Area/ Ramsar site. Furthermore, the promotion of the districts natural assets as tourist attractions could affect environmentally protected sites. Whilst biodiversity may be enhanced through habitat creation as part of development this will not occur in every case. The Water Cycle Study has identified that there are issues in terms of wastewater and if these are not addressed before development comes forward water quality will be adversely affected.

Numerous mitigation and enhancement measures are proposed, which will help to ensure even greater positive impacts.

Implementation and monitoring

The Local Plan and the Sustainability Appraisal will be monitored every year as part of the Annual Monitoring Report.

SECTION 2. INTRODUCTION AND BACKGROUND

Sustainability Appraisal

Sustainability Appraisal (SA) is about asking at various intervals during plan preparation: “how sustainable is my plan?” A range of objectives are established and all options are assessed against these objectives to compare their environmental, economic and social effects and ultimately to assess how sustainable an option is.

Strategic Environment Assessment (SEA)

The Environmental Assessment of Plans and Programmes Regulations 2004 gives effect to EU Directive 2001/42/EC on the ‘assessment of the effects of certain plans and programmes on the environment’ (the SEA Directive) and places an obligation on local planning authorities (LPAs) to carry out a SEA on land use and spatial plans. The objective of the SEA Directive is to:

“Provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adaption of plans...with a view to promoting sustainable development”. Article 1.

Clearly there is some overlap with the requirement for an environmental assessment under these Regulations and the requirement to carry out a SA. It is therefore best practice to incorporate the requirements of the SEA Directive into the SA process.

It has become good practice for the requirements of the SEA Directive to be ‘signposted’ in the SA Report. This clearly demonstrates that the full requirements of the SEA Directive have been incorporated into the SA Report and also usefully directs readers to their area(s) of interest. The table, below, sets out the requirements of the SEA Directive, which task or stage of the SA this relates to and where it appears in the report.

SEA Requirement	SA Task	Notes
“The authorities referred to in Article 6(3) shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report.” Article 5(4)	Stage A: Scoping	A SA Scoping Report was prepared and published for consultation at the same time as the Core Strategy Issues and Possible Options Document (23 March – 1 May 2009).
“Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.” Article 5(1)	Task C1: Preparing the SA Report.	This is the SA Report.
“The authorities referred to in	Task D1: Public	This SA Report will be

<p>paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure.” Article 6(2)</p>	<p>participation on the proposed submission document of the Local Plan and SA Report.</p>	<p>consulted upon from 9 November 2012 to 7 January 2013. Key environmental stakeholders were informally consulted on initial SA work involving developing the options from June 2009.</p>
<p>“Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.” Article 10(1)</p> <p>(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Annex 1</p>	<p>Stage E: Monitoring the significant effects of implementing the Local Plan.</p>	<p>Section 7 includes the SA monitoring framework.</p>
<p>“Member states shall ensure that, when a plan or programme is adopted,... a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with...” Article 9(1b)</p>	<p>This is not required as part of the SA process.</p>	<p>A Sustainability Statement, which explains how the SA process influenced the plan, will be prepared as part of the adoption process.</p>
<p>(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes; Annex 1</p>	<p>Task A1: Identifying other relevant policies, plans and programmes, and sustainability objectives</p>	<p>This is covered in the context section (section 3).</p>
<p>(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; Annex 1</p>	<p>Task A2: Collecting baseline information</p>	<p>This is covered in the context section (section 3).</p>
<p>(c) the environmental characteristics of areas likely to be significantly</p>	<p>Task A2: Collecting</p>	<p>This is covered in the context section (section 3).</p>

affected; Annex 1	baseline information	
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC; Annex 1	Task A3: Identifying sustainability issues and problems	This is covered in the context section (section 3) and the appropriate assessment report includes information on the environmental problems relating to sites designated under Directives 79/409/EEC and 92/43/EEC.
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation; Annex 1	Task A1: Identifying other relevant policies, plans and programmes, and sustainability objectives	This is covered in the context section (section 3).
(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; Annex 1	Tasks B2: Developing the Local Plan options, B3: Predicting the effects of the Local Plan, and B4: Evaluating the effects of the Local Plan.	The SA Framework ensures that all of the topics listed in the SEA Directive are covered. Section 5 of the SA Report includes a summary of the appraisal of alternatives and section 6 includes the likely effects of the plan.
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; Annex 1	Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	Section 6 includes mitigation and enhancement measures for each theme, town and overall.
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; Annex 1	Tasks B2: Developing the Local Plan options	Section 5 of the SA Report includes a summary of the appraisal of alternatives and section 3 includes difficulties encountered during the assessment.
(j) a non-technical summary of the information provided under the above headings. Annex 1		A non-technical summary is included in section 1 and is available separately on the Council's website.

Local Plan

SEA Directive says:

(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes; Annex 1

The Local Plan sets out the blueprint for the future development of the district. This is the Sustainability Appraisal (SA) report for the Tendring Local Plan: Proposed Submission Draft. The Local Plan includes an overall vision which sets out how the area and the places within it should develop. It gives strategic objectives for the area focussing on the key issues to be addressed and a delivery strategy for achieving these objectives, which should set out how much development is intended to happen where, when, and by what means it will be delivered. The Local Plan also includes a number of policies, some of which are criteria based policies that will be used by development control in the determining of planning applications. Site specific proposals and policies are also included within the Local Plan.

Under the previous government's 'Local Development Framework' (LDF) process, a Core Strategy Issues and Options Paper was consulted upon along with a SA Scoping Report (Regulation 25 consultation) in March 2009. A Core Strategy and Development Policies Proposed Submission Document (Regulation 27 consultation) in October 2010 was also consulted on, along with a SA Report. However, following recent government changes and the newly introduced National Planning Policy Framework (the Framework) in March 2012, the Council has decided to produce a Local Plan. The Local Plan reflects the work completed, representations received and evidence collected during the production of the Core Strategy, but also takes into consideration government guidance detailed within the Framework and additional evidence collected to inform the plan.

The following figure, which is taken from the document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents', outlines the main stages of the SA and illustrates how this fits in with plan preparation. Whilst this document was produced prior to government changes and the introduction of the National Planning Policy Framework, this figure still provides a useful tool as to the main stages of an SA and is therefore still a good starting point to refer to in relation to the SA process.

Figure 5 – Incorporating SA within the DPD process	
DPD Stage 1: Pre-production – Evidence Gathering	
SA stages and tasks	
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
<ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework. • A5: Consulting on the scope of the SA. 	
DPD Stage 2: Production	
SA stages and tasks	
Stage B: Developing and refining options and assessing effects	
<ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework. • B2: Developing the DPD options. • B3: Predicting the effects the DPD. • B4: Evaluating the effects of the DPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the DPDs. 	
Stage C: Preparing the Sustainability Appraisal Report	
<ul style="list-style-type: none"> • C1: Preparing the SA Report. 	
Stage D: Consulting on the preferred options of the DPD and SA Report	
<ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report. • D2(i): Appraising significant changes. 	
DPD Stage 3: Examination	
SA stages and tasks	
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations. 	
DPD Stage 4: Adoption and monitoring	
SA stages and tasks	
<ul style="list-style-type: none"> • D3: Making decisions and providing information. 	
Stage E: Monitoring the significant effects of implementing the DPD	
<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects. 	

Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, page 37

Purpose of this report

SEA Directive says:

“Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.” Article 5(1)

This report outlines the results of the SA of the Local Plan. It explains the options that have been considered during the preparation of the Plan and justifies the options that were discounted. It predicts and evaluates the effects of the Local Plan and

recommends measures to mitigate potential adverse effects and enhance the effects of the plan.

Habitat Regulations Assessment

A Habitat Regulations Assessment screening opinion was included in the SA scoping report. This concluded that an appropriate assessment is required for the Plan as owing to the level of growth proposed and sensitivity of the district it cannot be concluded that there will be no adverse effects on the integrity of the internationally notified sites in the district. The Council commissioned consultants to carry out an advisory appropriate assessment report and the Council, as competent authority under the Habitat Regulations, has concluded that the Local Plan will not adversely affect the integrity of an internationally notified site.

Equality Impact Assessment

An Equality Impact Assessment is a way to make sure individuals and teams think carefully about the likely impact of policies or procedures, strategies, functions and services, to identify any unmet needs, and to provide a basis for action to improve services where appropriate. It systematically assesses and records the actual, potential or likely impact of a service, policy or project on different groups of people. The consequences of policies and projects on particular groups are analysed and anticipated so that, as far as possible, any negative consequences can be eliminated or minimised and opportunities for ensuring equality can be maximised.

An Equality Impact Assessment is required for the Local Plan as it has the potential to cause adverse impacts or discriminate against different groups in the community. The Equality Impact Assessment concluded that the Local Plan would not adversely affect any of the equality target groups and is published alongside the Local Plan and SA.

Consultation

SA Task D1: Public participation on the proposed submission document and the SA Report

SEA Directive says:

“The authorities referred to in paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure.” Article 6(2)

This Sustainability Appraisal report is published for consultation as part of the Local Plan: Proposed Submission Draft Regulation 18 consultation. Any comments received to this SA report will be considered and if necessary changes will be made to the SA report prior to submission.

The consultation period will run from 9 November 2012 to 7 January 2013. Comments should be sent to:

Planning Policy
Tendring District Council
Council Offices
Thorpe Road
Weeley
Essex CO16 9AJ

SECTION 3. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

This section of the SA report sets out the context of the appraisal. It is firstly split into ten themed sub-sections and for each themed sub-section includes the key messages from the review of relevant policies, plans, programmes and sustainability objectives, the baseline data, and the key sustainability issues and problems. It then includes the SA Framework and comments on the technical difficulties encountered as part of the SA.

SEA Directive says:

(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation; Annex 1

SEA Directive says:

(c) the environmental characteristics of areas likely to be significantly affected; Annex 1

SEA Directive says:

(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC; Annex 1

Population

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
Access policies should be clear, comprehensive & inclusive.	National Planning Policy Framework
Community involvement is essential.	National Planning Policy Framework
The needs of the changing demographic should be met.	IRS, Regional Social Strategy
Support people in the region in 'active ageing' and adding life to years, linking in with the National Service Framework for older people.	Regional Health Strategy

SA Task A2: Collecting baseline data

The population of Tendring is approximately 138,000. A large proportion of the population live within the main settlements of Clacton-on-Sea, Harwich, Frinton and Walton, and Lawford, Manningtree and Mistley. In total there are approximately 62,100 households within the district, with an average household size of 2.3 persons, which is slightly lower than the national average, although the percentage of one person households is higher than average. Tendring has a higher percentage of people aged over 65 years and a lower percentage of people aged 20 – 44 years, compared with the national and regional averages.

The population of the district has changed considerably over recent years, during the period 1981 – 2011 the population of Tendring grew by 20.9%, which compares with a growth rate of 16.4% for Essex over the same period. Growth is expected to

continue at an above average rate, with the projected population change for the period 2006 – 2026 being 17% for Tendring, 12% for the East of England and 10% for England. By 2026 there are expected to be 84,000 households, which is an increase of 21,900 from the present number.

98.7% of the population are of a white ethnic group and the split of males to females is roughly 661:720. Life expectancy is slightly higher than the national average for both males and females.

Tendring has the highest proportion of pensioners in Essex and the second highest proportion of pensioners in the East of England. Tendring is also ranked in the top ten local authority districts nationally for people aged 65 years and over. A report by the Coastal Action Zone Partnership, prepared by the University of Newcastle Upon Tyne, identifies Tendring as one of eight ‘aged coastal resorts’.

The density is high, with 409 people per square metre, which is considerably higher than the regional average and also higher than national average.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
During the period 1981-2011 the population of Tendring has grown by 20.9% compared with 16.4% for Essex.	The Local Plan must ensure that it provides the framework for managing the growing population.	1, 2, 3, 5, 6
Tendring has the highest proportion of pensioners in Essex and the second highest proportion of pensioners in the East of England. 27% compared to 18.3% for Essex and 17.5% for East of England and 16.3% for England.	The Local Plan must provide the framework to facilitate the delivery of health services, community facilities and public transport where needed.	5, 6

Housing

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
Policies should promote high quality, inclusive design.	National Planning Policy Framework, Regional Economic Strategy, Regional Social Strategy, Regional Health Strategy, Essex Design Guide
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	National Planning Policy Framework, Corporate Strategy, Regional Housing Strategy, Regional

	Health Strategy
Policies for the location of development should avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change.	National Planning Policy Framework, Future Water, Pitt Review, Stern Report
Housing shortages must be addressed by securing a step change in the delivery of additional housing throughout the region and giving priority to the provision of affordable housing to meet identified needs.	National Planning Policy Framework, IRS, Corporate Strategy, Regional Housing Strategy, Affordable Housing Strategy
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	National Planning Policy Framework, Ramsar convention
The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.	The Taylor Review
The timing and location of housing development should be informed by an understanding of how local land and housing markets interact.	Brownfield Market Signals

SA Task A2: Collecting baseline data

The total dwelling stock for the district is approximately 69,000 and the Council has set a local requirement to deliver 4,000 new homes by 2021. This equates to 400 dwellings per annum. The rate of house building in past years has been above this target at around 500 new units per annum, however, in recent years this rate has decreased due in part to the recession. For example, in 2011/12 241 dwellings were completed, in 2010/11 245 dwellings were completed, in 2009/10 324 dwellings were completed and in 2008/9 376 dwellings were completed. In 2011/12 just 29% of new dwellings were built on previously developed land.

78% of dwellings in Tendring are owner occupied, which is higher than the national and regional averages and the percentage of people who own their home outright is considerably higher than the national and regional averages. This is likely to be because of the high population of pensioners. Only around 9% of the population live in social rented accommodation, which is lower than the national average.

The Strategic Housing Market Assessment revealed that distinguishing factors for the Tendring housing market are the ratio of bungalows compared to other dwelling types, the proximity to railway stations being less significant for commuters than other parts of the South East and the low levels of major new residential development. It identified a cluster of wards with high proportions of owner-occupation around the coast between Clacton and Frinton and high proportions of private rented housing in Clacton and Harwich.

The average house price in Tendring was £160,000 in 2010, a reduction from recent years. Although house prices in Tendring remain lower than the national, regional and county averages the percentage growth in house prices from 2005/6 to 2006/7 was higher than the regional and county averages. The average full-time salary of employees living in the District is around £25,000.

The level of affordable housing units being delivered is low. In 2006/7 only 10 affordable dwellings were delivered, in 2007/8 42 units were delivered, in 2008/9

again 42 units were delivered, in 2009/10 52 units were delivered, in 2010/11 30 units were delivered and in 2011/12 149 units were delivered, due almost wholly to the completion of housing scheme North of St John's Road in Bockings Elm ward, Clacton. However, this does not come close to meeting the unmet need for affordable housing dwellings per annum, which is 1,579. A recent Best Value General Survey identified that only 39.88% of residents think that the level of affordable housing has got better or stayed the same during a three year period.

The density of new dwellings is high, with only 22% below 30 dwellings per hectare, which until very recently was the national minimum density set out in the now revoked PPS3, and 52% of new dwellings built at a density of over 50 dwellings per hectare in 2007/8.

In 2005, 2,304 dwellings in the district were vacant, which was around 3.5% of the total dwelling stock and 5.3% of the dwelling stock was considered to be unfit. This is higher than the national and regional averages and although the figure has improved over recent years it has not improved inline with the national and regional averages.

297 households were classed as statutory homeless in 2008/9. The primary driver for homelessness is due to failures in the housing market, essentially high rents in the private sector and a shortage of supply in the social housing stock. A significant proportion of the households classed as homeless are lone parent.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
The amount of vacant dwellings is higher than the regional and national average and the percentage of dwellings considered unfit is higher.	The Local Plan should promote the regeneration of deprived areas and should direct new employment to existing settlements.	1,2
A small amount of affordable housing dwellings have been built in recent years and this figure does not meet need. Furthermore the majority of the public do not believe that the level of affordable housing has got better over the past few years.	The Local Plan should promote the delivery of more affordable housing units.	1
There is a higher than average amount of homeless persons.	The Local Plan should promote the delivery of more affordable housing units.	1
In recent years the rate of house building has been low compared with previous years of house building before the economic recession.	The Local Plan should promote the delivery of housing units and economic growth to support house building.	1,2
The majority of new dwellings have recently been built on Greenfield land as opposed to previously developed land.	The Local Plan should promote the delivery of dwellings on	1,8

	available previously developed land where possible.	
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Economy and Employment

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
Ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents through the promotion of high quality and inclusive design, improvement of the quality of the public realm and open spaces, protection and enhancement of the architectural and historic heritage of centres and provision of a sense of place and a focus for the community and for civic activity.	National Planning Policy Framework, Sustainable Community Strategy, By Design, Regional Economic Strategy, Essex Design Guide
Schemes for rural diversification should be supported.	National Planning Policy Framework, The Taylor Review
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	National Planning Policy Framework, Ramsar convention
Development should be located in areas which minimise the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	National Planning Policy Framework
The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas.	National Planning Policy Framework, Tendring Regeneration Delivery Plan
Support business innovation and take-up of best practice in renewable energy technology and management.	Johannesburg Declaration on Sustainable Development – from our origins to the future, the Merton Rule, UK Renewable Energy Strategy
Provide for the needs of an expanding tourism sector.	A Better Life
Support the maintenance and appropriate expansion of the ports, maritime and related activities.	Regional Business Plan for the Olympic Games, Regional Economic Strategy, Haven Gateway Programme of Development
Harness the region's economic strengths specifically in science, technology and research.	IRS, Regional Economic Strategy, Regional Health Strategy

Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy, National Planning Policy Framework, Regional Health Strategy, Tendring Regeneration Delivery Plan
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport (£600 million is the estimate economic impact for the East of England from the Olympic Games).	A Better Life, Regional Business Plan for the Olympic Games, Regional Health Strategy
Promote the development of the Haven Gateway as a New Growth Point.	Haven Gateway Programme of Development
Local Plans should contain policies to support home based working.	National Planning Policy Framework, Taylor Review

SA Task A2: Collecting baseline data

The economy of the district is very mixed. In the area around Harwich the port has a strong influence, which is recognised through the Haven Gateway Partnership and which will grow stronger with the development of Bathside Bay. Within the other main towns of the district tourism plays an important part in the local economy. The district has a strong tradition of manufacturing activity that, whilst playing an important role in the economy of the district, has declined over recent years.

Tendring has set a local target to deliver 4,000 new jobs in the plan period. The economic activity rate in Tendring is lower than the national, regional and county averages at 74.7%, which compares to 79.9% for Essex, 80.4% for the East of England and 78.6% for England. The unemployment rate is higher than average at 6.3% and Tendring has the highest unemployment rate in Essex. The percentage of part time workers is slightly higher than the national average and the percentage of full time workers is significantly below the national and regional average at 32.87% compared to 40.81% and 42.61% respectively. Part time work is often poorly paid and less secure than full time work. Job density, which represents the ratio of total jobs to working age population is 0.57, significantly below the national average of 0.84.

According to the 2001 Census, the breakdown of those in employment is 20% managerial/ professional occupations, 8% intermediate occupations, 9% small employees and own account workers, 8% lower supervisory and technical occupations, 22% semi-routine and routine occupations, 3% never worked or long-term unemployed and 30% unclassified.

In 2006 there were 3,625 VAT registered businesses in the district; this figure provides a view as to the size of the business population. There has been an increase in the number of VAT registered businesses every year since 2001.

Tendring is in the 25% of most deprived areas in the country, the second most deprived area in Essex, and according to the Index of Multiple Deprivation (IMD, 2010) Jaywick is the most deprived Lower layer Super Output Area (LSOA) in England. There are also significant pockets of deprivation in and around Clacton town centre. In 2000 the Index of Multiple Deprivation placed Tendring as the 134th most deprived authority (out of 354) and in 2004 this had worsened to 103rd. By 2010 Tendring was ranked 81st out of 326 authorities (1 being the most deprived). The wards of Golf Green, Peter Bruff and Rush Green are among the most deprived areas nationally, with Golf Green itself ranked the most deprived area nationally. The wards of Pier, Alton Park and St Johns are also some of the most deprived areas nationally. 2.8% of the working age population claim Jobseekers Allowance, Basildon is the only authority in Essex with a higher percentage of claimants. As a further comparison, the total amount of people claiming Jobseekers Allowance in Tendring is 2,300, with the average for Essex authorities being 1,300. Additionally 17.9% of the working age population claim a social security benefit, which compares to 11% for Essex and 14.7% nationally and is the highest percentage for Essex authorities. The life expectancy of men and women in the most deprived areas is around five years shorter compared with the least deprived areas.

The average income per week is significantly lower than average at £423.70, which compares with £503.20 for Essex, £479.10 for the East of England and £426.60 for England.

Access to employment is good with 91.76% of the economically active population living within a 20 minute journey time by sustainable modes of transport to employment. However despite this 65.6% of journeys to work are made by the private car.

The level of inward investment enquiries has increased over recent years and the number of new investments made that have occurred as a result of the promotion and support of activities of the Council was 11 in 2007/8.

As a coastal district with beaches of a high standard Tendring is a tourist area, with approximately 9,000 caravans/chalets. 10% of jobs in the district are related to tourism, which is higher than the regional and national averages. Within the district this is equivalent to around 4,305 full time jobs. In 2006 the total tourism spend in Tendring was £256,024,500 (significantly more than the estimated £180 million in the Townroe report, An Overview of the Tendring Economy, 2000), the total number of tourist trips was 3,159,000 and of these 412,000 stayed overnight. The annual average room occupancy for the district is low at 38%, compared to 53% for Essex and 56% for the East of England, although Tendring is higher than the regional and county averages for the summer months.

In March 2006 permission was granted for the construction of a new deep water container terminal at Bathside Bay. This £300 million container terminal scheme will potentially make Harwich the second largest container port in the UK, almost doubling the total quay length to 3,000 metres and enabling the port to handle up to four deep-sea container vessels simultaneously. It will also lead to the creation of some 772 direct jobs and many thousands more are expected to be created in businesses connected to the port's activities and also in new inward investments by companies seeking to be close to the major port facility.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
The average household income is less than half that of the East of England and almost half the national average. The average income is also lower than the county, regional and national averages.	The Local Plan should provide the framework for the delivery of a diverse range of jobs, close to existing centres of population.	2
The economic activity rate is lower than the national average and needs to be improved to compare with the regional and county average.		2
The percentage of full time workers is significantly below average.		2
The total amount of people claiming jobseekers allowance is 2,300 in Tendring, which compares with an average of 1,300 for Essex.		2, 3, 6
Tendring has the highest percentage of people claiming a social security benefit.		2, 3, 6
The job density is low at only 0.57 and over half of residents surveyed as part of the Best Value General Survey believe that job prospects have worsen over a three year period.		2
There is a high level of out-commuting.		2
There is a higher than average percentage of people employed in the tourist sector.		2
The room occupancy for hotels is lower than the regional and national average.	The Local Plan should support the tourist economy and provide the framework to allow for future growth in this sector, in particular more should be done to improve the year round tourist industry.	2

Community (including health, recreation, community safety and neighbourhood quality, education, community development, accessibility)

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	National Planning Policy Framework, IRS, Regional Economic Strategy, East of England Regional Social Strategy
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	National Planning Policy Framework, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional

	Health Strategy, Tendring Regeneration Delivery Plan
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.	National Planning Policy Framework, Regional Social Strategy
Consistent with the aims of sustainable development, a balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.	National Planning Policy Framework, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	National Planning Policy Framework, East of England Regional Social Strategy
Reduce levels of poverty and exclusion and promote well being through community cohesion and social capital.	IRS, East of England Regional Social Strategy
Improve the skills base through increased learning opportunities for all.	IRS, Corporate Strategy, Sustainable Community Strategy, The Leitch Review of Skills
Those who live in the most deprived areas are likely to be multiply disadvantaged and without gainful employment are more likely to be socially excluded from the community at large.	Sustainable Community Strategy, East of England Regional Social Strategy
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport.	A Better Life, Regional Business Plan for the Olympic Games

SA Task A2: Collecting baseline data

As discussed in the Population section Tendring is characterised by it's higher than average proportion of pensioners. The percentage of the population with a limiting long term illness is 24%, which compares to 16% for the East of England and 18% for England. This higher than average figure may be, in part, explained by the higher than average proportion of pensioners.

Within the district there are 2 hospitals and 29 GP surgeries. The percentage of the population who smoke and the percentage of population who binge drink are lower than average. Although the percentage of the population classed as obese is higher than the national, regional and county averages. Teenage pregnancy is an issue in Tendring, with a conception rate of 35.1 per 1000 for those aged 15 – 17 years. However, teenage pregnancies have reduced year on year over the past ten years

from a high of 45.7 per 1000 in 1998. The district is characterised by a high incidence of deprivation and poor self-reported health.

As stated in the Economy and Employment section Tendring is in the 25% of most deprived areas in the country with significant pockets of deprivation in Jaywick and around Clacton town centre. The 2010 Indices of Multiple Deprivation ranked Tendring 81 in the rank of average rank of deprivation out of a total of 326 authorities. There is substantial evidence to suggest a strong relationship between people's health and levels of deprivation.

There are 7 secondary schools and 40 primary schools in Tendring. Education attainment is poor in the district with 19.1% of the total working age population educated to NVQ level 4 (or equivalent) and above, which compares to 25% regionally and 27.4% nationally. The percentage of working age population with no formal qualifications is high at 24.5%, which compares with 14% regionally and 13.8% nationally.

Crime within the district is low with 17.7 recorded offences per 100,000 of the population in 2005/6, which compares with 25.8 per 100,000 nationally. During this time period 62% of all crime took place in Clacton, with St James' ward being an area of very high crime. Despite this low level of crime fear of crime is high, with 62% of those surveyed as part of the Community Safety Survey living in fear of crime and 59% in fear of anti-social behaviour. Fear of crime is higher at night with 85% of those surveyed as part of the Audit Commission audit 2005/6 saying that they felt safe outside during the day and only 39% saying that they felt safe outside after dark.

Within the district there is 275.63 hectares of open space, which includes recreational open space and equipped play areas. However, there is an acknowledged deficit of 56.86 hectares. The District boasts two open spaces managed to green flag award standard, Crescent Gardens, Frinton-on-Sea and Clacton Seafront and Marine Gardens, Clacton-on-Sea. Research across Europe by the Sustainable Development Commission found that people living in areas with high levels of greenery tend to be three times more likely to be physically active and 40% less likely to be overweight than those living in areas with low greenery and research by the Universities of Bristol and East Anglia has shown that people who live more than 1.6km from a park are less likely to be physically active and 27 per cent more likely to be overweight or obese.

In a recent survey, 84.4% of residents think that their area has got better or stayed the same over a three year period and 88% of new dwellings are within a 30 minute public transport time of local services.

Tendring has a flourishing range of voluntary groups and over 260 registered charities, the fifth highest figure in Essex.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
Educational achievement is poor with the percentage of working age population with no formal qualifications almost double the national average.	The Local Plan should provide the framework to ensure that new housing	3, 5

	development contributes to the provision of educational and other community facilities where necessary.	
Fear of crime is high, particularly at night, despite Tendring having a low crime rate.	The Local Plan should promote a safe and accessible night time economy and promote regeneration of deprived areas.	2, 5

Biodiversity (including flora and fauna)

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
The quality and extent of natural habitats and geological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support should be protected and enhanced.	National Planning Policy Framework, Future Water, IRS, Corporate Strategy, Johannesburg Declaration, Ramsar Convention, Water Framework Directive, Future Water, Essex Biodiversity Action Plan, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Developments should take account of the role and value of biodiversity in supporting economic diversification, contributing to a high quality environment and a better quality of life.	National Planning Policy Framework, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	National Planning Policy Framework, Sustainable Development Framework for the East of England, Essex Minerals Development

	Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
The biodiversity value of Brownfield sites must be considered.	National Planning Policy Framework
Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl and the interdependence of man and his environment.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility.	Essex Biodiversity Action Plan
High quality green infrastructure should be delivered over the next 20 years to complement and support planned housing and development growth.	Haven Gateway Green Infrastructure Strategy Study, National Planning Policy Framework

SA Task A2: Collecting baseline data

The district has an attractive natural environment characterised by its estuarine setting and diverse range of large and small villages and coastal resorts. It is estimated that approximately 25% of the district is covered by environmental and physical constraints.

The Stour and Colne Estuaries and Hamford Water are recognised as being of international ecological importance through their designations as Special Protection Areas and the designation of the Essex Estuaries Special Area of Conservation, which includes the Colne Estuary. Special Protection Areas are classified in accordance with the EC Birds Directive to protect birds and their habitats. Special Areas of Conservation are designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) for the protection of habitats and non-bird species in need of conservation at European level. These sites are also notified as Ramsar Sites, under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat, either because of their rare or unique wetland types or because they are sites of international importance for conserving biological diversity.

The catchment area of the River Colne is approximately 250 km² to the tidal limit. Being a long and narrow catchment it has few tributaries, with most contributions being from field drains or minor watercourses. The Colne Estuary is located in the southern end of Colchester's coastal area. It is a comparatively short and branching estuary, with five tidal arms that flow into the main channel of the River Colne. The estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mud-flat communities typical of south-eastern English estuaries. The estuary is of importance for a range of wintering wildfowl and waders, in addition to breeding Little Tern which nest on shell, sand and shingle spits. There is a wide variety of coastal habitats which include mudflat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reedbeds which provide feeding and roosting opportunities for the large numbers of waterbirds that use the site.

Hamford Water is a large, shallow estuarine basin comprising tidal creeks and islands, intertidal mud and sand flats, and saltmarsh supporting rare plants and internationally important species/populations of migratory waterfowl.

The Stour Estuary forms the south-eastern part of Essex/Suffolk boundary. The Orwell Estuary is a relatively long and narrow estuary with extensive mudflats and some saltmarsh, running from Ipswich in the north, southwards towards Felixstowe. The Stour and Orwell Estuaries is a wetland of international importance, comprising extensive mudflats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches. It provides habitats for an important assemblage of wetland birds in the non-breeding season and supports internationally important numbers of wintering and passage wildfowl and waders. The site also holds several nationally scarce plants and British Red Data Book invertebrates.¹

There are a variety of other sites within the district that are protected at national and local level for their nature conservation. This includes National Nature Reserves at Hamford Water, the Colne Estuary, Colne Point and the Brightlingsea Marshes, which are designated under section 19 of the National Parks and Access to the Countryside Act 1949 or section 35 of the Wildlife and Countryside Act 1981 for important natural and semi-natural ecosystems; Sites of Special Scientific Interest (SSSI), which are notified and designated under section 28 of the Wildlife and Countryside Act 1981 (as amended) (a total of 18 in Tendring); Local Nature Reserves at Holland Haven, Pickers Ditch and Wrabness, which are designated under section 21 of the National Parks and Access to the Countryside Act 1949 to protect wildlife habitats which are of importance at a local level.

The Habitat Directive required the UK to halt biodiversity loss by 2010 and whilst the Environmental Audit Committee reported in 2008 that this target was unlikely to be met, by the end of 2010 over 95% of SSSI met the favourable or recovering status in England.

Local Wildlife Sites (LoWS) were formerly referred to as Sites of Particular Ecological Importance, County Wildlife Sites (CoWS), or Sites of Importance for Nature Conservation (SINC). The LoWS notification is not statutory, but creates a partnership between landowners and conservation agencies by recognising the wildlife value of a site. LoWS have a fundamental role to play in meeting overall national biodiversity targets and sustaining biodiversity in the wider countryside. Recognition and designation of locally important sites ensures those, which although not meeting national SSSI selection criteria, but which are nonetheless of high conservation value, are acknowledged. There are a total of 125 LoWS in Tendring, which includes woodland sites, grassland sites, freshwater aquatic sites, coastal sites and mosaic sites.

The Essex Biodiversity Action Plan (BAP) seeks to conserve and enhance the wildlife and habitats of Essex which give the county its distinctive biodiversity and halt decline and restore biodiversity to a more sustainable condition. The Plan identifies flagship species for each authority. Flagship species for Tendring are corn bunting, sand martin, ringed plover, white admiral butterfly and marsh mallow. Corn bunting are a fairly non-descript open country bird with a song like jangling keys and are suffering from serious long term decline. Their habitat is treeless farmland and areas of rough grazing, mainly along the coast and estuary. Sand martin are the smallest of the swallow like birds and are of conservation concern at European level. Their habitat is rivers, gravel pits, banks and sea cliffs. Ringed plover are a widespread

¹ JNCC, UK Protected Sites.

and common small plover. Their habitat is freshwater marshes, estuaries, shores and inland reservoirs. The white admiral butterfly is a woodland butterfly found at only a few sites in Essex, the only known colony is Stour Wood, although it is believed that the population is spreading. The marsh mallow is a plant that grows in salt marshes, damp meadows, on the sides of ditches, close to the sea and banks of tidal rivers.²

A recent analysis undertaken for the UK Biodiversity Standing Committee suggested that climate change posed a significant risk to between 5-25% of UK BAP species targets.

Climate is one of the key determinates of a species distribution. As our climate changes, the distribution patterns of species and the composition of habitats will change. Existing protected sites will continue as essential reserves for biodiversity, but a greater emphasis on the management of habitats in the countryside and at the landscape scale will be required, to accommodate species' movements and displacements. The district's green infrastructure network will significantly contribute to species conservation.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
The district has a high proportion of environmentally sensitive sites, including four international sites.	The Local Plan must direct development away from environmentally sensitive sites and provide the framework for the enhancement of existing and creation of new habitats.	8

Landscape

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
Development should not be located on Greenfield land outside of settlements.	National Planning Policy Framework
The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.	European Spatial Development Perspective
Landscape character should be protected.	National Planning Policy Framework, Essex Minerals Development Document Core Strategy Issues and Options Paper,

² Essex Wildlife Trust, Species Profile.

	Essex Minerals Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	National Planning Policy Framework, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan

SA Task A2: Collecting baseline data

Landscape gives an area a locally distinctive character. It is the result of both natural and man made processes, including historic patterns of settlements.

The 1949 National Parks and Access to Countryside Act provides for the designation of Areas of Outstanding Natural Beauty (AONB). These areas are precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to legally safeguard them. The Countryside and Rights of Way Act 2000 strengthened the status of AONBs and they now enjoy protection equal to National Parks. The Dedham Vale AONB is partly located within the north-west of the district. It was designated an AONB in 1970 and falls under the control of three local planning authorities. The Suffolk Coast and Heaths AONB runs along the northern shores of the Stour Estuary, which excludes Tendring's estuarial frontage and does not reflect the high scenic quality of the landscape on the southern side of this estuary. Tendring District Council and Essex County Council consider that the AONB should be extended to include the southern shore of the estuary between Mistley and Parkeston.

As part of the Landscape Character Assessment of Tendring 30 different landscape character areas were identified and areas were given a rating of high, medium or low sensitivity. Approximately 27% of the district is identified in the Landscape Character Assessment as high sensitivity and only 16% is identified as low sensitivity.

The geology of the district consists of London Clay overlain by Quaternary sands and gravels. Holocene (since the last Ice Age) sand and mud over lay these.

In recent years the vast majority of new development in Tendring has been directed to urban areas. In 2006/7 only 6% of new residential development took place on Greenfield land and the Adopted Local Plan 2007 only allocates one Greenfield site for new housing (an urban extension to Clacton-on-Sea).

There are 5 country parks in the district and 14 protected lanes.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
A large percentage of the district is classed as either high or medium landscape quality.	The Local Plan should direct development away from areas of high landscape quality.	8

Natural Resources and pollution (including soil, air and water)

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
Use resources more efficiently, minimise waste and increase rates of reuse and recycling	Johannesburg Declaration on Sustainable Development – from our origins to the future, IRS, Sustainable Community Strategy, Corporate Strategy, Regional Economic Strategy, Sustainable Development Framework for the East of England, Essex and Southend Waste Local Plan
Sustainable water use based on a long-term protection of available water resources should be promoted.	Water Framework Directive, Future Water, Water Cycle Study
Identify land at risk (and the degree of risk) of flooding from river, sea and other sources.	National Planning Policy Framework, Pitt Review
Safeguard land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences.	National Planning Policy Framework, Future Water, Pitt Review, Water Cycle Study
Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SuDS).	National Planning Policy Framework, Future Water, Pitt Review, Water Cycle Study
Development should only be permitted where there is capacity in existing sewage treatment works and water can be supplied to the development within the confines of existing consents.	Water Framework Directive, Water Cycle Study
Consideration of the fundamental ecological functions of wetlands as regulators of water regimes.	Ramsar convention on Wetlands of international importance especially as

	waterfowl habitat
The effects of floods and droughts must be mitigated.	Water Framework Directive, Future Water, Sustainable Development Framework for the East of England, Pitt Review
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	National Planning Policy Framework, Pitt Review
The pollution of groundwater must be reduced.	Water Framework Directive
Adopt a precautionary approach.	National Planning Policy Framework
Make the polluter pay.	National Planning Policy Framework
Noise-sensitive developments should be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) and development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	National Planning Policy Framework, Sustainable Development Framework for the East of England

SA Task A2: Collecting baseline data

The Environment Agency, supported by local authorities, manages the physical risks of both coastal erosion and flooding, through Shoreline Management Plans (SMPs). SMPs provide a strategic and cumulative assessment of the physical risks associated with coastal processes and present a long term policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner. A SMP is a high level document that forms an important element of the strategy for flood and coastal erosion risk management. SMPs are developed through consultation with local communities and are based on the best available science on climate change and understanding of coastal processes. They highlight where investment in defence works could deliver a high benefit to the taxpayer and where in the future there may need to be changes in coastal defence policy due to rising sea levels or changes to the landscape caused by coastal processes. This could be due to a wide range of reasons, for example because the provision of defences in one area could interfere with the natural flow of beach sediment along the coastline and cause greater erosion rates further down the coast. The findings from a recent workshop organised by the Tyndall Centre highlighted that protecting one area of the coast could lead to other areas being worse off. It is essential that the Local Plan has regard to the findings of the SMP to ensure that inappropriate development does not take place in areas that are at risk of flooding or erosion either now or in the future.

Water resource management has a tremendous impact on the environment. It is of particular importance for Tendring and indeed the whole county of Essex, which is one of the driest counties in England. Annual rainfall in Essex is only 65% of the average in England and Wales. Changes in policy at national and international level have led to improvements in water quality in recent years. However, analysis shows that after improvements in the 1990s, water quality shows little change since 2000, and climate change and diffuse pollution threaten the current position. At the same time population growth and lifestyle have furthered the competition for scarce water resources.

The Water Framework Directive 2000/60/EC rationalises and updates existing EC water legislation. It introduces an integrated and coordinated approach to water management, through a statutory system of analysis and planning based upon river catchments. Its objective is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, in order to prevent and reduce pollution, promote sustainable water use, protect the aquatic environment, improve the status of aquatic ecosystems and mitigate the effects of floods and droughts. The Water Framework Directive target is for all inland and coastal waters to reach good status by 2015. The percentage length of estuaries in the Anglia region classed as good status is currently 82.1%, which is higher than the national average.

The national average daily domestic water use is 155 litres per person, with Tendring performing better than this with an average of 120 litres. WWF report, however, that the total water footprint for the UK citizen is 4,645 litres per day. Notwithstanding this however, water resources in the south and east of the region are at critical levels and Essex is included within this category. It is important that water use is reduced for two key reasons; firstly the existing water resource will become increasingly scarce due to depleted groundwater resources coupled with population growth and secondly as changes in the climate progress it is highly likely that summer rainfall levels will decline and temperatures will rise, causing a reduction in supply during the periods of highest demand. The issue of water resources must be addressed taking into account the impact that increased water demand can have on water supplies, internationally designated habitats and the ecosystems that they support.

As a coastal district parts of Tendring are at risk of flooding. A Strategic Flood Risk Assessment has been prepared, which identifies which parts of the district are most at risk of flooding under various scenarios, which include taking into account the effects of climate change. The Assessment identifies that many of our built-up areas are at risk of flooding and, over the years, there have been significant investment in coastal defenses in these areas, including for example Jaywick and parts of Harwich. Surface water flooding is also recorded. Nationally 10% of dwellings are built on floodplains, however in 2008/9 no planning applications were approved in the district contrary to the advice of the Environment Agency on flood risk grounds.

The importance of soils in supporting natural habitats and biodiversity and as regulators of global temperature through the storage of biogenic carbon is being increasingly recognised alongside their role in supporting the production of food and fibre. Soils also play a key role in storing, transporting and filtering water. Soil should be seen as a non-renewable resource as its renewal is very slow. It is suffering from erosion, compaction and a decline in organic content, of which carbon is a key component. The UK Strategy for Sustainable Development (May 1999) recognises the importance of safeguarding the best and most versatile agricultural land to meet the needs of future generations and the Environment Agency state in the document *The State of Soils in England and Wales (2004)*, that 10 billion tones of carbon is stored in UK soils. Large parts of rural Tendring contain the highest quality agricultural land that is the most adaptable to meeting the changing needs of agriculture. 10.2% of agricultural land is Grade 1 and 29.8% is Grade 2.

68.81% of residents believe that the level of pollution in the district has got better or stayed the same over a three year period. Air quality in the district is generally good, and no air quality management areas have been identified, although certain areas suffer from poor air quality. 65.6% of journeys to work are made by private car, which is slightly higher than the national and regional averages and there are very

few cycling routes in the district. According to Sustrans 25% of car journeys are less than a mile and two thirds of journeys are less than five miles. This high level of journeys to work by private car has implications in terms of air quality.

Tendring does not have a legacy of heavy industry and there are relatively few sites where soil contamination is known. To be classed as contaminated land there must be a source (e.g. old landfill), a pathway (e.g. soil) and a receptor (e.g. people/controlled water/historic buildings). All three must be present to constitute contaminated land. A wide range of industries may historically have contaminated, or have the potential to contaminate the land they used, for example landfill and gasworks. It is difficult to assess whether or not land is contaminated due to the definition, therefore it is common to refer to whether land is potentially contaminated. 446 sites have been identified in Tendring as potentially contaminated, with 119 of these being defined as priority category 1. Priority category 1 sites are likely not to be suitable for present use and environmental setting, contaminants are probably or certainly present, are very likely to have an unacceptable impact on key targets and urgent assessment action is needed in the short term.

There is only one current mineral extraction site in Tendring, which is Martells Quarry at Ardleigh from which sand and aggregates are extracted.

Nationally the average person produced half a tonne of waste in 2006/7, which is 20% more than 1991/2. In 2003/4 10 million tonnes of waste was collected in the East of England, approximately 3 million tonnes was municipal and 7 million tonnes was commercial. The total amount of waste generated is expected to grow to 14.5 million tonnes by 2021. This will require significant investment in new treatment and disposal facilities.

There is one site for non-inert waste within Tendring at Martells Quarry, Ardleigh and one site for inert waste at Keelers Lane, Wivenhoe. There are four civic amenity sites in the district; Maltings Lane, Kirby-le-Soken; Rush Green Road, Clacton; West End Lane, Dovercourt and Greensmill, Lawford.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
Parts of the district it at risk of flooding.	The Local Plan should ensure that development avoids areas at risk of flooding.	7
The percentage of people who journey to work by private car is slightly higher than the regional and national average.	The Local Plan should promote more sustainable modes of transport.	4
More needs to be done to encourage householders to recycle.	The Local Plan should promote the prudent use of natural resources & importance of recycling.	9

Cultural Heritage

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Key Messages	Source
The need for growth should be reconciled with the need to protect the historic environment.	National Planning Policy Framework, IRS, Corporate Strategy, ESDP, Sustainable Community Strategy, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, Tendring District Historic Environment Characterisation Project
Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.	National Planning Policy Framework, By Design, A Better Life
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy
Wetlands constitute a resource of great cultural value.	Ramsar convention

SA Task A2: Collecting baseline data

The historic environment of Tendring district is rich, complex and irreplaceable. As a fundamental aspect of the districts environmental infrastructure it has a major role to play in Tendring's future; lending character and identity to places and communities, providing a positive template for new development and attracting inward investment and visitors to the district. At the same time the historic environment is sensitive to change. Accordingly, change needs to be positively managed so that valuable aspects of the historic environment and the environmental, economic and social benefits it brings to the district are sustained.

There are many different features that make up the historic environment, for example, landscapes, buildings and parks. The Tendring Historic Environment Characterisation Project assessed the historic environment using character assessments of the urban, landscape and archaeological resource of Tendring. It identifies Historic Environment Character Areas and more specific Historic Environment Character Zones.

A range of historical features enjoy statutory protection, these include historic landscapes, townscapes and parks as well as individual buildings. Statutory protection for listed buildings and conservation areas is covered by the Listed Buildings and Conservation Areas Act (1990). There are approximately 1,100 listed buildings in Tendring, some of which are included within the 35 heritage assets identified as being at risk in 2011 in Tendring. Harwich, Manningtree and St Osyth contain a high number of listed buildings, reflecting their designation as historic towns

by an Historic Towns Survey conducted by Essex County Council in 1999. There are 20 Conservation Areas in the district; these are identified for their unique character and appearance. Conservation Areas are spread throughout the district with the largest one being the Frinton and Walton Conservation Area. Statutory protection of archaeological sites is set out in the Ancient Monuments and Archaeological Areas Act (1979) and within the district there are 27 Scheduled Ancient Monuments. There are 3 Grade II Registered Parks and Gardens in Tendring; Thorpe Hall, Clacton Seafront Gardens and St Osyth Priory.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
The number of heritage assets identified as being at risk has grown in recent years.	The Local Plan should ensure the protection of historic buildings and their settings.	8

Infrastructure and Energy

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Messages	Source
Renewable energy must be encouraged.	National Planning Policy Framework, Johannesburg Declaration, the Merton Rule, Stern Report, UK Renewable Energy Strategy
15% of UK energy to come from renewable energy sources by 2020.	National Planning Policy Framework, the Merton Rule, UK Renewable Energy Strategy
Separate economic growth from increases in resource use, especially in terms of energy and water.	IRS
Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.	National Planning Policy Framework
Promote the integration of transport and communication concepts, which support the polycentric development of the EU territory, so that there is gradual progress towards parity of access to infrastructure and knowledge.	European Spatial Development Perspective

SA Task A2: Collecting baseline data

Tendring is generally served with good transport links, although there is a perception that as a peninsular it is remote with relatively poor road and rail links. The district is served by 14 railway stations together with full freight railhead facilities at Harwich International Port. The main towns of the district are served by frequent bus services and the Village Link service has improved the north-south bus services. The A120 and A133 are the only trunk roads in the district.

The per capita carbon emissions in Tendring are less than the national and regional averages at 6 tonnes per annum, which compares with 9 and 8.7 respectively. Overall carbon emissions for the district are approximately 833,000. Studies have shown that the East of England has the highest carbon emissions for transport than

any other region. The annual average domestic consumption of gas and electricity is also lower than the national average in Tendring.

Gunfleet Sands wind farm, which is off the coast of the district, become fully operational in spring 2010. The wind farm has the capacity to generate 172 MW of energy, which is enough to meet 20% of the energy needs of the whole of Essex.³ In 2009 planning permission was granted on appeal for an onshore wind farm in St Osyth. In 2008/9 six applications were granted for microgeneration schemes.

The report, England's Regional Renewable Energy Targets: Progress Report (2009), by the British Wind Energy Association states that on average across England only 50% of the renewable electricity generation target of 10% by 2010 will have been met, with some failing to reach even a third. The report reveals that delays in the planning system are tying down wind farm planning applications for an average of 14 months, against a statutory guideline period of 16 weeks and that around a half of wind farm applications taken to appeal for refusal or non-determination are then approved.

The UK Renewable Energy Strategy was launched on 15 July 2009 and shows how the target of 15% of energy from renewables by 2020 will be met (only 2.25% of energy came from renewables in 2008). It is an integral part of the UK Local Carbon Transition Plan (which includes nuclear, carbon capture and storage, heat and energy and transport).

Recycling rates in the district are lower than the national average and target at 23.07% (of household waste recycled), which compares with the national average of 24% and neighbouring Colchester Borough Council's recycling rate of 30.97%. The percentage change from the previous year in the number of kilograms of household waste collected was only 1% against a target of 3%.

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
Renewable and low carbon (e.g. combined heat and power) energy production is very low.	The Local Plan should encourage & support renewable energy as part of new development & as stand alone schemes.	7
Recycling rates should improve.	The Local Plan should consider recycling.	9

Climate Change

SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

Messages	Source
Development plans should contribute to global sustainability	National Planning Policy

³ DONG Energy, Gunfleet Sands.

by reducing carbon emissions and addressing other causes & impacts of climate change.	Framework, Sustainable Community Strategy, Sustainable Development Framework for the East of England, Essex Climate Change Strategy, Johannesburg Declaration, IRS, Code for Sustainable Homes, Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, Stern Report
Adaptation will be crucial in reducing vulnerability to climate change and is the only way to cope with impacts that are inevitable.	Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, Stern Report
There is a need to look holistically at systems (ecological and human) affected by climate change.	Adapting to climate change; a framework for action, Stern Report
Renewable energy must be encouraged.	National Planning Policy Framework, Johannesburg Declaration, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, the Merton Rule, Stern Report
15% of UK energy to come from renewable energy sources by 2020.	National Planning Policy Framework, the Merton Rule
Development must avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change.	National Planning Policy Framework, Pitt Review
Actively manage the pattern of urban growth to make the fullest use of public transport and seek improvements to the existing network, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges.	National Planning Policy Framework
Open space and green infrastructure help wildlife to adapt to the effects of climate change.	Haven Gateway Green Infrastructure Strategy, National Planning Policy Framework, Regional Health Strategy
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	National Planning Policy Framework, Pitt Review

SA Task A2: Collecting baseline data

Climate change is happening now; evidenced by the fact that 11 of the past 12 years have been the warmest since records began, and is one of the key challenges facing the world today. In the UK we can expect to see higher summer temperatures, even in the next 10 years. Current climate projections also suggest continued warming at least up to the end of the century.

The emission of greenhouse gases; primarily carbon dioxide but also methane, nitrous oxides, hydrofluorocarbons, sulphur hexafluoride and perfluorocarbons, contributes significantly to climate change. By 2020, the proportion of emissions from the energy sector is expected to have decreased, but the transport sectors will have increased significantly, in part due to a rise in air travel. Whilst the UK is on track to meet its Kyoto targets to reduce greenhouse gas emission, this will increase once emissions in trade and travel are considered according to the Sustainable Development Commission.

The current concentration in the atmosphere of carbon dioxide, by far the most abundant greenhouse gas, is equivalent to about 380 parts per million (ppm), up from about 280 ppm before the Industrial Revolution. If our emissions continue to rise sharply 550 ppm could be reached as early as 2035. At this level it is very likely that global average temperatures would increase by more than 2°C, often considered the threshold of dangerous change. To avoid this risk, we should be aiming to stabilise atmospheric concentrations below 450 ppm. At present Tendring emits approximately 833,000 tonnes of carbon dioxide a year. The per capita annual emissions of carbon dioxide are lower than average at 6 tonnes, which compares to 8.7 for the East of England and 9 nationally. Whilst Tendring is performing better than the regional and national average the amount of CO₂ emissions per capita will need to reduce to 2 tonnes by 2050 to meet government targets.

The government has a long-term aim of reducing carbon dioxide emissions by 80% in 2050 compared to 1990 levels. The Climate Change Act 2008 sets out statutory targets for a 26-32% reduction of carbon dioxide by 2020, and an 80% reduction of carbon dioxide by 2050. The 2009 Budget set an interim target to reduce greenhouse gas emissions by 34% by 2020.

Scenarios produced by the Met Office Hadley Centre, Tyndall Centre and UK Climate Impacts Programme suggest that for the UK climate change will mean hotter and drier summers and milder and wetter winters combined with more extreme weather events. This will result in higher temperatures and heat waves, which particularly affect vulnerable groups such as the elderly (it is predicted that the average summer temperature will increase by 4.5 °C by 2080); less summer rainfall, which will result in droughts; increased water stress; heavy rainfall events, which will result in increased levels of flooding; faster rates of coastal erosion and sea level rise, it is predicted that in the East of England sea levels could rise by up to 82cm by 2080.

If England experiences hotter and drier summers and the cost of fuel continues to increase more people will choose to holiday in England. So climate change may indeed be, in part, an opportunity for the district to improve its tourist economy.

The Stern Review on the Economics of Climate Change assessed a wide range of evidence on the impacts of climate change and on the economic costs; using a number of different techniques to assess costs and risks. The review concluded that the benefits of strong and early action far outweigh the economic costs of not acting. Using the results from formal economic models, the Review estimates that if we don't act, the overall costs and risks of climate change will be equivalent to losing at least 5% of global GDP each year, now and forever. If a wider range of risks and impacts is taken into account, the estimates of damage could rise to 20% of GDP or more. In contrast, the costs of taking action to reduce greenhouse gas emissions and the effects of climate change can be limited to around 1% of global GDP each year.

It is expected that climate change will have a significant impact on biodiversity within the UK. Protected areas, species and habitats are already under considerable pressure from changing patterns of agriculture, pollution and development. Climate change will exacerbate these problems, but may also provide opportunities for species or habitats that currently do not exist. There is considerable evidence that species in the UK are already responding to a changing climate; for example through changing patterns of abundance and changes in the timing of lifecycle events. Through computer modelling scientists (MONARCH) are beginning to understand what impacts climate change may have on biodiversity in the future. There is an increasing recognition that adaptation should consider the wider landscape and biodiversity protection should extend beyond the traditionally site-based approach to look at improving connectivity.

Climate change is a wide ranging issue that falls into many different areas of spatial planning; it will affect patterns of agriculture and biodiversity and require land to be considered in different ways, e.g. carbon storage. As such a comprehensive approach is needed to ensure that the Local Plan will incorporate measures to both tackle the effects of climate change (e.g. reducing the need to travel, reducing the risk of flooding to people and properties and providing more natural green areas) and adapt to the effects (e.g. providing green spaces to allow the dispersal of species if their habitat changes and they are forced to move).

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Local Plan can address the issue	Relevant SA objective
Renewable and low carbon (e.g. combined heat and power) energy production is very low.	The Local Plan should encourage & support renewable energy as part of new development & as stand alone schemes.	7
Climate change is a global issue and should be addressed by the Council as a whole.	Climate change should underpin the whole Local Plan and measures should be included to tackle climate change and adapt to the effects of climate change.	7

The SA Framework

The SA framework consists of sustainability objectives and assessment criteria which, where practicable, may be expressed in the form of targets, the achievement of which is measurable using indicators. Sustainability objectives and assessment criteria provide a way of checking whether the plan's objectives and options are the best possible ones in terms of sustainability and are used to assess the social, environment and economic effects of a plan.

In compiling the SA framework the sustainability issues relevant to Tendring and the objectives of the Integrated Sustainability Framework were fully considered to ensure

a robust SA framework that both reflects the vision for the sustainable development of the region and Tendring's local characteristics and distinctiveness. Whilst the RSS has been revoked (however, at the time of writing it still remains legally in force) the Integrated Sustainability Framework, which is a statement of the priorities and challenges for the sustainable development of the East of England, remains relevant. In any case the SA Framework is principally a reflection of local sustainability objectives and has been through public consultation.

Objective	Assessment criteria	Indicator & Source	Target
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	Net additional dwellings per annum	400
	Will the delivery of affordable homes increase?	New affordable housing as a percentage of all new housing development	N/A
	Will it deliver a mix of housing types?	Size, type & tenure of new housing	N/A
		Number of gypsy & traveller pitches delivered	-
	Does it make efficient use of land?	Proportion of new homes & commercial floor space delivered on previously developed land	N/A
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	Proportion of new homes & commercial floor space delivered in and on the periphery of urban settlements	N/A
	Will it promote regeneration?	Funding secured for regeneration, TDC annual Outturn Report	N/A
		Percentage of new homes & commercial floor space in Clacton, Harwich & Walton	N/A
	Will the levels of inward investment increase?	Net change in the number of FTE jobs in the district	4,000 over plan period
	Will it contribute to the tourism industry?	Money the tourism sector brings to the economy, Volume and Value Report	N/A
		% of jobs related to tourism, Nomis Official Labour Market Statistics	N/A
	Will it enhance the vitality and viability of town centres?	Development of sites allocation for employment of town centre uses	N/A
		Development on sites allocation for town centre uses within centres	N/A
	Will it sustain or enhance the rural economy?	Mix of uses within the district's town, village & neighbourhood centres	N/A
		Amount of commercial floor space delivered outside of urban settlements	N/A
		Number of rural exception sites permitted, Annual Monitoring Report	N/A

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	% of total working age population educated to NVQ4 level and above, Nomis Official Labour Market Statistics	N/A
		% of total working age population with no formal qualifications, Nomis Official Labour Market Statistics	N/A
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	% of economically active population within 20 minutes journey time (by sustainable modes of transport) of employment opportunities, Accessibility Indicators, Department for Transport	N/A
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	% of new dwellings within a 30 min public transport time of local services	N/A
	Will sustainable modes of transport increase?	Proportion of people using the private car to access work	Decrease from 2001
		Congestion reference flow on road network	< 1.00
		Estimated length of urban cycling routes, Essex Cycling Strategy and updates	N/A
Will it promote development of the ports?	Number of applications permitted for non-port related development within the port designated areas	0	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	Availability of school places	N/A
		Number of patients per GP	< 2,000
	Will existing public space be retained and new public space be created?	Total area of open space in the district	N/A
	Will it reduce actual crime and the fear of crime?	Average number of offences per 100,000 population in a 3 month period, Home Office Crime Statistics	Decrease
		% who feel safe at night, TDC annual Outturn Report	51.7
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	Number of air quality management areas, Local Air Quality Management Annual Report	N/A
		Number of blue flags and quality coast awards, Leisure Services	3 x blue flags and 6 x quality coast awards
		Number of potentially contaminated sites, TDC Statutory Contaminated Land Strategy	N/A
	6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	% of population with a limiting long term illness, Census data
% of working age population claiming a key social security			N/A

		benefit, NOMIS data	
		Rank of average rank of deprivation, The English Indices of Deprivation	N/A
	Will it promote social cohesion?	% of residents who think that their area has got better or stayed the same in the past 3 yrs, Best Value General Survey	N/A
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Carbon dioxide emissions, tonnes, Local and regional CO2 emissions estimates, DEFRA, 2009 Budget	N/A
	Will sustainable design and construction techniques be employed?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	N/A
	Will it minimise the risk of flooding to people and properties?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	0
	Does it provide areas of accessible green space to allow the dispersal of species?	Performance against green infrastructure standards	N/A
	Will it lead to an increased proportion of energy needs being met from renewable sources?	Number of major developments that achieve 10% on site renewable energy	N/A
	8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	Change in areas and populations of biodiversity importance
Will environmentally protected sites be protected or enhanced?		Change in areas and populations of biodiversity importance	No change
Will it protect Greenfield land?		% of new and converted dwellings on previously developed land	N/A
Will landscape quality be maintained?		% of land in Landscape Character Assessment with high sensitivity, Landscape Character Assessment and updates	No loss of land with high landscape sensitivity
Will historic assets be protected or enhanced?		Number of listed buildings at risk, Historic Buildings at Risk Register	N/A
		Loss of listed buildings or SAMs	0
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	Percentage of household waste recycled, TDC annual Outturn Report	26
	Will water quality be maintained or improved?	Percentage length of estuary quality classed as Good, Environment Agency	N/A
	Will it maximise the energy	Percentage of new dwellings	100%

	efficiency of development?	built to at least level 3 of the Code for Sustainable Homes, local data	
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Relationship between SA objectives and SEA topics

SEA Directive says:

“(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”; (should be considered) Annex 1

SEA topic/ SA objective	Biodiversity	population	Human health	fauna	flora	soil	water	air	Climatic factors	Material assets	Cultural heritage	landscape
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												

	Environmental	Social	Economic
SA objective 1			
SA objective 2			
SA objective 3			
SA objective 4			
SA objective 5			
SA objective 6			
SA objective 7			
SA objective 8			
SA objective 9			

Compatibility between objectives

	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
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	-	-	√	-	√	√	√	√	

The majority of SA objectives are compatible; however there are some that are slightly incompatible. These are discussed below.

SA objective 1 (provide decent and affordable homes for all) is slightly incompatible with objective 5 (promote wellbeing through community cohesion and social capital) as the provision of new homes will fail to reduce pollution, which is one of the assessment criteria under this objective. However, SA objective 1 is compatible with the other assessment criteria under this objective.

SA objectives 1 (provide decent and affordable homes for all) and 2 (harness the district's economic strengths) are slightly incompatible with objective 7 (reduce contributions to climate change) as any new build will contribute to climate change as it will involve additional greenhouse gas emissions. However, this incompatibility can be minimised through the use of sustainable design and construction techniques, the re-use of existing buildings and locating development at accessible locations, which are at low risk of flooding, all measures that the SA framework promotes.

SA objectives 1 (provide decent and affordable homes for all) and 2 (harness the district's economic strengths) are slightly incompatible with objective 8 (protect and enhance natural and historic assets) as the provision of new homes and employment sites may impact on internationally designated sites, biodiversity value and conservation areas. However, these potential adverse effects can be minimised through an effective and holistic Local Plan and a fit for purpose Habitat Regulations Assessment.

SA objectives 1 (provide decent and affordable homes for all) and 2 (harness the district's economic strengths) are slightly incompatible with objective 9 (ensure the prudent use of natural resources) as new build will require new materials and will undoubtedly have an effect on water supply. However, this can be minimised through sustainable construction techniques, which the SA framework promotes.

SA objective 4 (minimise transport growth whilst capturing the economic benefits of international gateways) is slightly incompatible with objectives 7 (reduce contributions to climate change), 8 (protect and enhance natural and historic assets) and 9 (ensure

the prudent use of natural resources) as the second part of objective 4, to capture the benefits of international gateways, may have an adverse impact on greenhouse gas emissions, designated sites and natural resources. However, these potential adverse effects can be minimised through an effective and holistic Local Plan.

SA Task B1: Testing the plan’s objectives against the SA framework

The Local Plan contains overarching objectives related to achieving sustainable development, reflecting the Council’s vision for Tendring’s future. The majority of these are compatible with the SA objectives, but some, raising the same issues as above, are slightly incompatible or incompatible.

Delivering Sustainable Development

- achieving prosperity in our district by helping to address current and future economic and social challenges, particularly in our most deprived areas, and helping to bring vitality to our town centres, employment areas, tourist attractions and rural communities;
- meeting the housing needs of future generations who will aspire to live, work and support the economy in our district whilst managing the pressures of people moving to our area to enjoy the quality of life offered by our attractive coast and countryside – this includes achieving minimum space standards for all housing types and tenure;
- achieving a fair distribution of growth across the district in both our urban and rural communities to provide a flexible range of employment and housing opportunities that respect local distinctiveness, infrastructure provision and environmental limitations, provide opportunities to bring about local improvements in our communities and incorporate measures to minimise energy consumption;
- securing the ongoing protection and enhancement of our district’s natural, historic and built environment and promoting these as assets to the local economy and the quality of life for our residents; and
- maintaining a good quality of life for current and future generations of local residents by delivering efficient public services, telecommunications and other infrastructure and seeking to manage and minimise the ever increasing risk of coastal erosion and flooding.

	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
‘achieving prosperity in our district...’	√	√	√	√	√	√	√	-	√
‘meeting the housing needs of future generations...’	√	√	√	√	√	√	-	-	-
‘achieving a fair distribution of growth across the district...’	√	√	√	√	√	√	-	-	-
‘securing the ongoing protection and enhancement...’	-	-	√	√	√	√	√	√	√

'maintaining a good quality of life...'	√	√	√	√	√	√	X	X	X
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'Achieving prosperity in our district by helping to address current and future economic and social challenges, particularly in our most deprived areas, and helping to bring vitality to our town centres, employment areas, tourist attractions and rural communities' is slightly incompatible with SA objective 8, as the promotion of tourist attractions could result in adverse impacts to notified sites if they are used more intensively. Any major tourist proposals will need to consider the likely impacts on the environment.

'Meeting the housing needs of future generations who will aspire to live, work and support the economy in our district whilst managing the pressures of people moving to our area to enjoy the quality of life offered by our attractive coast and countryside – this includes achieving minimum space standards for all housing types and tenure', which relates to new housing development, is slightly incompatible with SA objectives 7, 8 and 9. Adverse effects can be avoided through careful site selection and by requirements such as sustainable construction and biodiversity enhancement.

'Achieving a fair distribution of growth across the district in both our urban and rural communities to provide a flexible range of employment and housing opportunities that respect local distinctiveness, infrastructure provision and environmental limitations, provide opportunities to bring about local improvements in our communities and incorporate measures to minimise energy consumption', which relates to new employment and housing development, is slightly incompatible with SA objectives 7, 8 and 9. Adverse effects can be avoided through careful site selection and by requirements such as sustainable construction and biodiversity enhancement.

'Securing the ongoing protection and enhancement of our district's natural, historic and built environment and promoting these as assets to the local economy and the quality of life for our residents', as with the comparison between SA objectives, objectives to provide new housing and employment land are slightly incompatible with objectives to protect the environment. However, adverse effects can be avoided by directing housing and employment to sites which will not adversely affect the natural and historic environment.

'Maintaining a good quality of life for current and future generations of local residents by delivering efficient public services, telecommunications and other infrastructure and seeking to manage and minimise the ever increasing risk of coastal erosion and flooding', is incompatible with the SA objectives relating to climate change, the environment and natural resources as it could lead to the development of new roads (or new sections of roads). The provision of new roads is the responsibility of the Highways Authority and Highways Agency.

Technical difficulties

SEA Directive says:
 (h) an outline of any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; Annex 1

As can be seen from the table of baseline data collected (appendix A) a comprehensive set of indicators has been included, which ensures that the baseline of Tendring is fully understood for the SA of the Local Plan. These indicators provide a valuable tool to see what is currently good about the district and the areas where

improvement is needed. However, notwithstanding the above it is considered that there are certain areas where data is lacking.

The information concerning the internationally designated sites is not as up to date as it could be, with information about species populations (obtained from the Joint Nature Conservation Committee) generally dating from the 1990s. However, this gap in information will be filled by the survey and monitoring work of international sites, which is needed to aid understanding of how development and the resulting population increase will affect internationally notified sites.

There is limited data available for renewable energy. Consideration should be given to monitoring the installation of renewable energy technologies (their location and likely output). This information can be taken from planning applications for renewable energy schemes and from Building Control in the case of microgeneration that does not require planning permission.

Whilst detail relating to deprivation has been collected, which shows that some of the wards within Clacton are some of the most deprived in the country, there is little information about the reasons for deprivation. Additionally there is little information on deprivation relating to past trends, which would further understanding of this issue.

It is not only deprivation where there has been a problem identifying past trends. It has been difficult to get historic data for numerous indicators, which therefore makes it difficult to assess how an indicator has improved or deteriorated. However, this problem will, over time, be overcome as the baseline data is updated for future SAs and the SA process is monitored.

Some of the indicators have been taken from the Best Value Improvement Plan, which is no longer required and so some of the indicators will not be able to be updated. However, the Council is now publishing an Annual Plan, which will update some of the indicators from the Best Value Improvement Plan.

The sheer volume of information available made it difficult to select only those indicators that would be the most useful; however one of the advantages of SA is that it is an iterative process and so further indicators can be added if necessary.

A final problem in relation to data is that the baseline changes so quickly. Data was principally collected in spring/summer 2008 and by the time the final SA report is published it is likely to have changed. This will be overcome by keeping the baseline data live and updating it as often as possible and certainly each time a new document is produced.

It has been difficult to appraise the no plan scenario or no policy scenario as it is difficult to think about what guidance will be available in the absence of the plan or particular policy.

Some of the alternatives considered have been difficult to appraise as they have been rather vague. For example, where the alternative to a draft policy is to include a more restrictive policy. In the absence of a policy setting out what would be included in a more restrictive policy assumptions have been made, which may not be correct.

SECTION 4. LIKELY EVOLUTION WITHOUT THE LOCAL PLAN

SEA Directive says:

(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; Annex 1

The Planning and Compulsory Purchase Act 2004 (as amended) requires LPAs to contribute to sustainable development through their Local Plan. This section of the SA report helps to demonstrate how the Local Plan will contribute to sustainable development by setting out the likely situation if the plan were not prepared.

- **Climate change and flood risk:** Tendring is a coastal district and this location makes it particularly vulnerable to the ever-increasing effects of climate change, sea level rise and flood risk. Furthermore without a plan in place areas will not be made available for species to move to in order to adapt to the effects of climate change.

- **Carbon footprint reduction and sustainable construction:** Current trends indicate that the carbon footprint of the district will increase without such measures as the promotion of waste reduction, reuse and recycling; reduction in the need to travel; and increased use of sustainable construction methods. Although recycling and sustainable construction measures will be implemented in part through legislation their improvement should be encouraged through the Local Plan. The Local Plan will also play a fundamental role in reducing the need to travel by private car.

- **Biodiversity:** The continuation of existing trends without modification would lead to a loss of biodiversity as a result of new development as species are displaced and habitat enhancement is not introduced.

- **Development of sustainable communities supported by community infrastructure, accessible services and transport infrastructure:** Studies have demonstrated the high cost of providing comprehensive infrastructure, with for example the Haven Gateway Infrastructure Study estimating that £2.5 billion is needed to fund infrastructure in the area to 2021. This would only be forthcoming in full if supported by planning policies ensuring adequate contributions from development.

- **Housing affordability:** A key sustainability issue that Tendring is facing is a lack of affordable housing. The need for affordable housing is high and whilst the delivery of affordable housing is improving it still has a long way to go to meet need. Without a policy in place in the Local Plan requiring a percentage of new homes to be affordable the provision of affordable housing will fail to increase.

- **Development of a sustainable spatial economic hierarchy:** Without the Local Plan outlining clear roles for the various centres within the district the role of the town centres would be undermined by increasing levels of out of-centre employment and retail developments, which would also fail to reduce the need to travel. Additionally, related to this people without a car would find it difficult to access out of town centres, which would result in issues of inequality.

- **Economic decline and corresponding unemployment problems:** Tendring has the highest percentage of the economically active population unemployed in the whole of Essex and has several wards that are in the top ten most deprived wards nationally. Without the Local Plan promoting equality and containing proposals to regenerate deprived areas these areas will continue to decline, the skills of the population will fail to increase and unemployment levels will rise.

- Traffic congestion and poor accessibility: In the absence of policies to manage travel demand, improve the accessibility of new development and implement targeted transport improvements, traffic congestion can be expected to worsen due to new development; increasing car usage and carbon emissions, which will also overburden existing infrastructure.
- Related to the previous point, air quality would decrease as more people use the private car and travel longer distances to employment, shopping and leisure etc.
- Preservation of Greenfield land and countryside protection: Currently, Tendring is achieving Brownfield development rates of over 90%. By the end of the plan period, however, the supply of Brownfield land will have diminished, placing demands on Greenfield land. Unmanaged development patterns could degrade the countryside, breaks between settlements and areas of environmental value and built character.
- Delivery of high quality design of both individual developments and the public realm: In the absence of specific development control policies, developers could lack sufficient guidance and incentives to produce consistently high quality levels of new sustainable design and construction and public realm improvements would be carried out less frequently and without overall co-ordination.
- Healthy lifestyles: The Local Plan has a role to play in the promotion of healthy lifestyles through the provision of green infrastructure, public open spaces and recreational facilities. Without a Local Plan sustainable transport links will unlikely be provided (which will also increase congestion and greenhouse gas emission) and the population will fail to have safe areas to use for recreation and obesity will increase.
- Loss of gardens: In recent years many gardens have been developed for housing, without policies to ensure that good design, which fits into the character of the area and respects the street scene, is achieved inappropriate backland development will occur and the biodiversity value of gardens will be lost.

It is clear from the above that there would be many adverse affects to the district under the no-plan scenario. Spatial planning has the potential to maintain favourable status or bring about beneficial change and the SA will help to ensure that the Local Plan will contribute to sustainable development.

SECTION 5. DEVELOPING THE OPTIONS

SA Task B2: Developing the Plan's options

SEA Directive says:

(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; Annex 1

Whilst it is essential that alternatives are considered as part of the SA process, only reasonable, realistic and relevant options should be considered. The SA should not consider every option put forward by officers and other interested bodies. The SA must be linked to the planning framework and so options that do not conform to national policy should not be considered as part of the SA as they are not reasonable, realistic or relevant options.

At the developing options stage of the SA the key output is to outline the key differences between the alternatives. The next stage of the SA is the time to predict and evaluate the likely effects of the plan and consider mitigation and enhancement measures in detail.

It is important to note that during the earlier stages of this appraisal the Council were producing a Core Strategy, under the previous government's 'Local Development Framework' (LDF) process. Indeed, a Core Strategy Issues and Options Paper was consulted upon, along with a SA Scoping Report (Regulation 25 consultation), in March 2009 and a Core Strategy and Development Policies Proposed Submission Document (Regulation 27 consultation) was also consulted on in October 2010, accompanied by a SA Report.

Following recent government changes and the newly introduced National Planning Policy Framework (the Framework) in March 2012, the Council has decided to produce a Local Plan. The Local Plan reflects the work completed, representations received and evidence collected during the production of the Core Strategy, but also takes into consideration government guidance detailed within the Framework and additional evidence collected to inform the plan. Therefore whilst the early and initial stages of the SA, as detailed below, were made in relation to the production of a Core Strategy; these initial strategies and options appraised have formed the basis of the Tendring Local Plan: Proposed Submission Draft and are therefore still relevant to the Local Plan and this SA Report; depicting the initial stages of the Local Plan's plan making process.

This section is split up into sub-sections; the initial appraisal of the spatial strategy, further appraisal of options (following the publication of various evidence base documents and responses to the initial appraisal), broad areas of search and policies. The options appraised as part of the initial appraisal and broad areas of search were taken from the Core Strategy Issues and Possible Options consultation document; the Spatial Strategy Topic Paper explains how these options were arrived at as part of the plan making process. Those options that scored most favourably were taken forward for further appraisal work. The options appraised as part of the policies were put forward by Planning Officers and the Sustainability Officer. In most cases Planning Officers suggested a policy option and the Sustainability Officer considered variations to this, to enable a comparison of alternatives. In all cases realistic options that appear to conform to national guidance were selected.

Initial Appraisal of Spatial Strategy

It was important for stakeholders to participate at this stage of the SA to ensure that the SA would be comprehensive and robust enough to support the then Core Strategy (and now the Local Plan) at Examination and SA national guidance recognised that this stage of participation should be informal. Members of the LDF Environment Theme Group were asked to comment on the initial appraisal of options in order that this appraisal could be further refined following comments from experts and further baseline information supplied by relevant stakeholders. Following the publication of the SA Scoping Report (March – May 2009) the appraisals of the following options were consulted upon:

- Four options for the spatial strategy;
- Five options for development along the A120 corridor;
- Two options for the number of dwellings to be planned for; and
- Four job growth scenarios.

Responses to this consultation were received and these are summarised in appendix B.

Four options for the spatial strategy

Options

Option 1, Priority Areas for Regeneration, directed housing and employment development to Clacton and Harwich, which are identified as Priority Areas for Regeneration. Development in other areas of the district would be limited to infill development. Residential development would be provided through a combination of Brownfield development and through the creation of sustainable communities outside of the current town boundaries. The majority of new jobs in Clacton would be retail, tourism, leisure, health and recreation. The majority of jobs in Harwich would be port related and the A120 would need to be upgraded to enable port expansion.

Option 2, Incremental Growth, distributed housing growth 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. Employment growth would be linked to housing development, although the maximum job growth would take place in Harwich. Small scale housing and employment would be provided on the periphery of key rural service centres to meet local needs.

Option 3, Economic Potential, distributed housing growth on a pro-rata basis in line with the potential for job creation, which took into account the potential of Harwich and strength of Colchester. Harwich would receive almost half of the districts housing and job growth; Clacton would receive approximately 23% of housing and job growth and the eastern edge of Colchester would receive approximately 15% of housing and 18% of job growth. Other urban areas within the district would be provided with small levels of housing and job growth.

Option 4, Hybrid Approach, was a hybrid between options 2 and 3. It distributed housing broadly on a pro rata basis based on the need for affordable housing as set out in option 2, and employment development was distributed as set out in option 3 in an attempt to maximise Harwich's economic potential and benefit from Colchester's economic strength.

Comparative Effects

Option 1 would have located approximately 70% of new homes in Clacton and 30% in Harwich, however this would not have reflected recent trends; Clacton currently has around 48% of the districts housing and Harwich has around 16%. By directing all growth to Clacton and Harwich this option would ignore the housing and employment needs of other areas of the district. However, Clacton and Harwich are the districts largest settlements and there is likely to be a higher amount of Brownfield land in these towns, in addition Greenfield development on the edges of Clacton and Harwich would be expected to be high density in order to make the most efficient use of land (66% of dwellings in the district were built at a density of over 50 dwellings per hectare in 2006/7) and this could be achieved on the edges of the two main towns unlike in smaller towns/ villages where high density development may not fit in with the character of the area. Clacton and Harwich are identified as Priority Areas for Regeneration and it is important that the spatial strategy reflects this. Directing all development to Clacton and Harwich would promote regeneration and reduce levels of deprivation. There are small pockets of deprivation in Clacton and Jaywick, which could be reduced through an increase in affordable housing and job opportunities. All options would likely significantly affect the international sites within the district and in addition to this; option 1 would also likely affect Ray Creek, Brightlingsea Creek, and Holland Brook SSSI.

The distribution of housing in option 2 would accurately reflect the current situation. This option, along with option 4, would have the most positive impact on the provision of affordable housing by directing housing to all urban areas based on the need for affordable housing, which would ensure that affordable homes were located where they were needed; promoting social cohesion. Additionally, the Council's Strategic Housing Market Assessment has shown that mid-Tendring has an acute shortage of affordable housing; this option would help to remedy this situation through the provision of small scale housing on the periphery of key service centres to meet local needs. Option 2 would distribute employment land between all of the districts urban areas, which would ensure employment opportunities were available to all of the main centres of population and sustainable travel is a realistic option. The rural economy would be sustained through small scale growth in the key rural service centres related to local need. All options would likely significantly affect the international sites within the district and in addition to this; option 2 would likely affect The Naze SSSI.

Option 3 directed almost a fifth of the housing allocation to the edge of Colchester and just over a fifth of housing to Clacton. The Council's Strategic Housing Market Assessment did not identify a need for housing on the edge of Colchester but did identify an overwhelming need for affordable housing in Clacton. This option directed almost half of new homes to Harwich, which currently is home to around just 16% of the districts population. This option would not distribute housing according to need. The rural economy would be sustained through small scale growth in the key rural service centres related to local need. This option would provide approximately a fifth of job growth on the edge of Colchester. The Council's Employment Land Study recommended taking advantage of the benefits of Colchester in terms of employment growth and it is therefore likely that under this option inward investment levels would have significantly increased and higher skilled jobs would have been provided. However, growth in this location, which is unrelated to any of Tendring's centres of population, would increase the need to travel and result in greater development of Greenfield land. This option would result in the most negative impact on environmentally designated sites as it would locate almost half of the districts growth 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 would be likely to directly affect these internationally designated sites.

The distribution of housing in option 4 accurately reflects the current situation. This option, along with option 2, would have the most positive impact on the provision of affordable housing by directing housing to all urban areas based on the need for affordable housing, which would ensure that affordable homes were located where they were needed, promoting social cohesion. This option would provide approximately a fifth of job growth on the edge of Colchester. The Council's Employment Land Study has recommended taking advantage of the benefits of Colchester in terms of employment growth and it is therefore likely that under this option inward investment levels would significantly increase and higher skilled jobs would be provided. However, growth in this location, which is unrelated to any of Tendring's centres of population, would increase the need to travel and result in greater development of Greenfield land. All options would likely significantly affect the international sites within the district and in addition to this option 4 would likely also affect Ardleigh Pit SSSI.

✓ - 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	✓		✓			✓			

Five options for development along the A120 corridor

Options

The following five locations for business and industrial park allocation were put forward for consideration.

1. Crown Interchange
2. Hare Green
3. Horsley Cross
4. Wix
5. Harwich

Comparative Effects

Option 1 is not accessible by the main centres of population within Tendring; in terms of accessibility it would benefit residents of Colchester more than Tendring residents. The edge of Colchester employment allocation would increase the need to travel; Colchester's main railway station is some distance from the proposed employment allocation on the edge of Colchester and it is unlikely that workers who live in Tendring would travel by train to this employment site. This location would benefit from Colchester's employment strength; indeed the Employment Land Study recommended taking advantage of Colchester. It is likely that in this location, close to Colchester's Business Park, higher skilled jobs would be provided rather than in the other locations.

Hare Green and Horsley Cross are isolated locations, remote from centres of population. The need to travel would increase and travel by the private car would be the only option for the vast majority of workers. The main air quality issues in the

district relate to emissions of NO_x and particles (PM₁₀) from vehicles on the A120, which would increase if an employment allocation is located along the A120. Development in either of these locations would increase noise, dust and light pollution. Large scale Greenfield development would impact on soil quality and the land around Hare Green is of the best and most versatile agricultural land. Whilst all of these options would affect landscape quality the most negative affect is likely under these options. Development would be out of character with the rural landscape and obtrusive and detrimental to the appearance of the area. Horsley Cross is a prominent and elevated position sloping down towards Holland Brook and development here would significantly affect landscape character. There is an area of flood risk around Holland Brook and so flooding could possibly be another issue for Horsley Cross.

Wix is also a remote location, but is closer to Harwich than Hare Green and Horsley Cross and residents of Harwich may travel sustainably to the site. However, owing to the distance between Wix and Harwich travel by the private car is likely to be the most popular option. Landscape character would be affected and development in this location would result in urban sprawl. If Harwich continues to grow to the west and merges with an employment allocation in this location it would significantly alter the character of both the rural area and Harwich, which is identified by Essex County Council as a Historic Town.

Harwich is the second largest settlement in the district and is accessible by a choice of means of transport. Within the Harwich urban area there are three train stations, which facilitate sustainable travel to Harwich from around the district. Locating employment land in Harwich would promote regeneration. Harwich is identified as a Priority Area for Regeneration; development elsewhere may even reduce regeneration potential in Harwich and possibly Clacton. New development in Harwich, even if it is on the edge of the settlement, would likely contribute to the vitality and viability of Harwich and Dovercourt town centres. As a coastal town there is a risk of flooding in the Harwich area. A SFRA has been carried out and as part of the selection of sites; sites should avoid high flood risk areas. All options are likely to adversely affect biodiversity and environmentally protected sites; this option would result in the most negative impact as Harwich is a very vulnerable area bounded by the Stour Estuary to the north and Hamford Water to the east.

The initial appraisal recommended that the options for employment development at Hare Green, Horsley Cross and Wix should be discounted from further consideration owing to their negative impacts.

✓ - 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		✓	✓	✓		✓	✓		

Two options for the number of dwellings to be planned for

Options

Option 1 was to plan for more than the 6,500 new dwellings, which at the time was required by the RSS in the period 2011 – 2026.

Option 2 was to plan for 6,500 new dwellings in accordance with the RSS.

Comparative Effects

Option 1 would have exceeded the minimum housing figure, which was set out in the RSS and would ensure that homes were delivered to support the growing population. Under this option more affordable homes would be delivered. An increase in dwellings would inevitably result in more jobs associated with new housing, for example during the construction phase and in the provision of services/ facilities to serve the new housing. However, a greater number of dwellings would result in a greater loss of soil, greater water use and greater greenhouse gas emissions. A greater population increase than that expected would also result in increased disturbance to environmentally protected sites. Infrastructure is essential to the provision of sustainable communities and infrastructure providers would be working towards supporting an increase of 6,500 homes. An increased housing allocation may not have been provided for in terms of planned infrastructure.

Option 2 would have delivered the homes needed to support the growing population. Whilst this option was likely to deliver fewer homes than option 1, housing targets are minimum figures. Recent trends had shown that the annual housing target for the district had been exceeded, providing evidence that the housing figure was not prescriptive; there was flexibility in the system to provide for the delivery of more homes where appropriate. Sticking to the housing figure which was included in the RSS would have ensured that infrastructure was delivered to serve the new population.

The initial appraisal recommended that option 2 should be taken forward.

✓ - 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	✓	✓							

Since these options were appraised and consulted upon the RSS has been revoked (although at the time of writing it does still remain legally in force). This means that Tendring no longer has to comply with regional housing targets. However, notwithstanding the revocation of the RSS the SA findings continue to apply. The first key finding is that utility providers have planned for an increase of 6,500 dwellings in Tendring over the plan period and increasing the housing target would therefore affect the delivery of necessary infrastructure. Secondly, Natural England commented as part of consultation on the SA scoping report that the appropriate assessment of the RSS only considered the impact on international sites of 6,500 additional dwellings. Setting a higher target would therefore require the RSS appropriate assessment conclusions to be re-visited. Finally, targets are flexible and trends have shown that the RSS annual housing target for the district has been previously exceeded, providing evidence that targets are not prescriptive.

Four job growth scenarios

Options

Under option 1, the RSS Baseline Scenario, job growth would be driven by the increase in population brought about by new dwellings. It was estimated that this scenario would deliver 3,800 jobs and only 2 hectares of land would need to be allocated.

Option 2 assumed that major port expansion would take place at Bathside Bay around 2016. It was estimated that this scenario could create 7,500 jobs and 11 hectares of land would need to be allocated.

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

Option 4 was the recommendation of the Council's employment consultants. This option was to combine option 2 with some of the elements of option 3.

Comparative Effects

Option 1, which linked job growth to the delivery of new dwellings, would ensure that employment opportunities were accessible to centres of populations. Mixed use communities would be delivered, which would locate housing and employment development in close proximity reducing the need to travel and associated pollution from car use. However, option 1 would be unlikely to directly impact regeneration as job growth would be brought forward in association with new dwellings and would not deliver a great diversity of employment uses. There would be no direct effects to internationally designated sites under this option.

Option 2 directed development to Harwich to support Bathside Bay port development. This would help to regenerate Harwich, which was identified in the RSS as a Priority Area for Regeneration. However, the north-south public transport links in the district are poor and residents in the south of the district would not be provided with accessible employment opportunities. Option 2 would not provide a mix of jobs; job growth would be focussed on port related uses. Additionally, development at Bathside Bay may not have come forward until the end of the plan period as prior to development commencing, road improvements must be made and a compensatory habitat provided.

Option 3 promoted a number of employment opportunities, which would ensure that the population was provided with good access to a variety of employment opportunities; even rural areas would benefit. Under this option inward investment would significantly increase. Option 3 would regenerate the seaside towns and promote tourism, which would also improve the vitality and viability of town centres. Promoting tourism was an important element of this option as it involved utilising the districts strengths. This option would result in the greatest diversity of employment opportunities and would improve the skills base of the population. However, under this option, 21 hectares of land would need to be allocated, which would result in the loss of Greenfield land. Additionally, the promotion of the districts natural assets, e.g. Hamford Water, formed part of this option. The promotion of this SPA and indeed

others within the district would have resulted in increased visitor pressure, to the detriment of the ecological structure and function of these important sites.

It was difficult to appraise option 4 as it was a combination of options 2 and 3 and it did not specify which elements of option 3 would be included. When considering impacts, a balance was made between the likely impacts of options 2 and 3 and account was taken of the fact that option 4 would not deliver all of the elements of option 3 and so for most of the assessment criteria a lesser impact would be likely. Option 3 was likely to result in the greatest benefits to the economy and would help to reduce levels of poverty and exclusion; however there would be many environmentally adverse impacts under this option. Option 4, as a scaled down version of option 3, would have the potential to deliver some of the economic benefits of option 3 whilst resulting in less of an environmental impact. Furthermore under option 4 Bathside Bay would continue to be supported.

The initial appraisal recommended that option 4 was supported and should include the following elements of option 3, which would help to address Tendring's sustainability issues and problems:

- It should attract investment to the seaside towns and promote tourism.
- Improvements to town centres should be made.
- It should focus on delivering a diversity of employment opportunities.
- It should seek to improve the skills base of the population.

The SPAs/ SAC should not be promoted in the absence of a study to investigate whether these sites can cope with additional visitor pressure. Currently 52.84% of the Colne Estuary SSSI, 71.44% of Hamford Water SSSI and 99.73% of the Stour Estuary SSSI are in unfavourable condition and declining.

✓ - 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							✓		

Since these options were appraised and consulted upon the RSS has been revoked (although at the time of writing it does still remain legally in force). This means that Tendring no longer has to comply with the regional job target contained within the RSS. However, this has no impact in relation to this issue as whilst option 1 is the RSS Baseline scenario, the Council has used evidence in the Employment Land Study to identify three further options for job growth and it is options 3 and 4 that have been taken forward for further consideration as set out in the next section.

Further appraisal of options

Homes

Options

Option 1 is the previous option 1, Priority Areas for Regeneration.

Option 2 is the previous option 2, Incremental Growth. 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 2 as it is informed by the Infrastructure Study and is as follows: 4,100 in Clacton, 900 in Harwich, 800 in Frinton/Walton, 150 in Manningtree/Lawford, 150 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 1,700 homes for Clacton-on-Sea, 540 for Harwich and Dovercourt, 570 for Frinton, Walton and Kirby Cross, 230 for Manningtree, Lawford and Mistle and 240 for Brightlingsea.

Comparative effects

Option 1 will locate approximately 55% of new homes in Clacton and 45% in Harwich; however this does not reflect recent trends. Whilst Clacton currently has 48% of the districts housing and so this level of growth would be appropriate, Harwich only has 16% of the districts population. By directing all growth to Clacton and Harwich this option ignores the housing needs of other areas of the district. However, Clacton and Harwich are the districts largest settlements and high density development can be delivered. 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 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.

The distribution of housing in options 2, 3 and 4 accurately reflect the current situation. These options will have a positive impact on the provision of affordable housing by directing housing to all urban areas based on the need for affordable housing, which will ensure that affordable homes are located where they are needed and promote social cohesion. Additionally, the Council's Strategic Housing Market Assessment has shown that mid-Tendring has an acute shortage of affordable housing; these options will help to remedy this situation through the provision of small scale housing on the periphery of key service centres to meet local needs. All options will likely significantly affect the international sites within the district and in addition to this option 2 is also likely to affect The Naze SSSI. Option 2 could also impact on the Dedham Vale AONB as it directs 500 homes to Manningtree.

Option 3 will result in the least impacts on environmentally designated sites as it distributes more homes to Clacton, which has limited ecological sensitivity, and

directs a lower amount of homes to the other towns than option 2. This option is informed by the Infrastructure Study and ensures that the amount of homes directed to each town does not place an unacceptable strain on infrastructure and services.

Option 4, will result in similar impacts to option 3, as again this option distributes more homes to Clacton, which has limited ecological sensitivity, and directs a lower amount of homes to the other towns than option 2. However, this strategy received a large number of objections during the 2010 Core Strategy consultation.

Option 5 will result in the fairest distribution of homes, with each settlement accommodating a 6% increase in housing stock. Option 5 will help to remedy the shortage of affordable housing in rural areas through the provision of a 6% housing stock increase in the smaller rural villages and hamlets, as well as the urban settlements and key rural service centres helping to meet local needs. Whilst all options will promote social cohesion by integrating new housing into existing urban areas, option 5 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, including in rural areas.

✓ - 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	✓			✓	✓	✓	✓		✓

Jobs

Options

Option 1 is the previous option 3, the Raised Employment Scenario.

Option 2 is the previous option 4, the hybrid approach. This level of job growth is consistent with the approach that was put forward in the 2010 Core Strategy document.

Option 3 is 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.

Comparative effects

All options will result in a very positive impact on the district's economy. A number of employment opportunities will be promoted throughout the district, which will ensure

that the population have good access to jobs appropriate to their skills level and accessibility. The seaside towns will be regenerated and tourism will be promoted, which will also improve the vitality and viability of town centres. Whilst it is stated that option 1 will provide 12,800 jobs, option 2 will create 7,000 jobs and option 3 will create 4,000 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 options 2 and 3 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 3, over a 10-year plan period (2011-2021) depicts a more realistic approach. Option 1 will result in the allocation of a greater amount of land, if 12,800 jobs are delivered, and part of this will be Greenfield owing to limited supply of Brownfield land and competition for other land uses, particularly residential. Options 2 and 3 will include working with education providers to improve the skills base in the district. In addition, 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.

✓ - 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		✓	✓	✓		✓	✓		

Broad areas of search

Having considered options for the spatial strategy the next stage of the SA involved considering the broad areas of search for growth for each settlement as set out in the Issues and Possible Options document.

Clacton

Options

The Core Strategy Issues and Options document put forward the following five options for development in Clacton:

Option 1 is westward expansion towards Jaywick and St Osyth.

Option 2 is northward expansion around the Cann Hall estate.

Option 3 is northward expansion of Great Clacton around Centenary Way.

Option 4 is eastward expansion in the vicinity of Holland-on-Sea.

Option 5 is a combination of options 1 to 4.

Further consideration as a result of representations received as part of the regulation 25 consultation led to the formation of an additional option and so the following options have been appraised:

Option 1 is westward expansion in the vicinity of Clacton Airfield.

Option 2 is westward expansion towards Jaywick and St Osyth (previous option 1).

Option 3 is northward expansion around the Cann Hall estate (previous option 2).

Option 4 is northward expansion towards Little Clacton.

Option 5 is eastward expansion in the vicinity of Holland-on-Sea (option 4).

Comparative Effects

Development in the broad area of search for option 1 is close to the town centre and could contribute to the district's tourist economy owing to its proximity to the coast. This area is highly deprived and development here could reduce levels of deprivation through the provision of new services/ facilities. However, development in this location would affect Clacton's airstrip. It would result in the loss of part of the coastal protection belt designated in the 2007 adopted Local Plan, and would decrease the gap between Jaywick, which could in future lead to settlement coalescence. The Landscape Character Assessment outlines the importance of the rural coastal slopes between Clacton and Jaywick. The area along the coast is at high risk of flooding and a large part of this area of search is designated as protected open space.

There is potentially existing capacity within primary and secondary schools in the broad area of search for option 2 to accommodate development, although a new primary school may be required. This is the only area that does not fall within the 2007 adopted Local Plan green gap and so development in this location is likely to have the least landscape impact and will help to maintain the character of neighbouring settlements by maintaining settlement separation. Indeed the Landscape Character Assessment recognises that there may be capacity for development on this edge of Clacton. There could be wastewater problems in this area owing to the limited capacity of Jaywick STW. Whilst there are high levels of deprivation throughout Clacton this area together with option 1, is the most deprived of the areas and development in this location could help to address levels of deprivation through the provision of new services/facilities that could support the existing community.

The sole 2007 adopted Local Plan Greenfield housing allocation is located within the broad area of search for option 3. Land within option 3 is closest to the A133 and so likely to be attractive for businesses in terms of good accessibility. Brook Park is close to this area of search and development here could result in more sustainable linkages to this out of centre retail park. This area is the least deprived of the four areas. A small part of the area is within flood zone 2 and parts of the area are at an intermediate risk of surface water flooding. There is an area of ancient woodland within the vicinity of the broad area of search and part of the area is served by the Jaywick STW, which has existing capacity issues.

Option 4 will result in the loss of a caravan park, which will be detrimental to the district's tourist economy. Development in this area would effectively fill in the gap between Clacton and Little Clacton, which would affect the character of Little Clacton and landscape character. Part of the area is within flood zone 2 and at an intermediate risk of surface water flooding.

School capacity within the broad area of search for option 5 is limited and new primary schools and early years centres may be required. This area, along with options 1 and 2, is closest to the railway station. There are areas of protected open space within the broad area of search and a caravan park. Part of the area around option 5 is high flood risk; generally the high flood risk area is adjacent to the current settlement boundary of Clacton. Along this same area is a high risk of surface water flooding. Development in this area could adversely affect Holland Haven Marshes SSSI. The Landscape Character Assessment states that the contrast between the peaceful unsettled Holland valley system and the urban edge of Clacton should be maintained.

In conclusion, all options will have positive and negative impacts and locating all development in the Clacton area in one location would cause some adverse impacts owing to the amount of development proposed for Clacton. It is considered that the most sustainable option would be to spread development between several of these areas and this assessment identifies the issues that will need to be taken into account for the different areas. From this initial appraisal options 2 and 3 have been shown as the most sustainable areas for growth, although if these sites are allocated they will need to be phased to ensure that there is capacity to deal with increased levels of wastewater at Jaywick STW or alternate STWs.

✓ - 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	✓		✓	✓		✓			

Harwich

Options

Option 1 is northward expansion towards the A120.

Option 2 is westward expansion in the vicinity of Ramsay and Little Oakley.

Option 3 is southward expansion around Low Road and Oakley Road.

Option 4 is a combination of options 1 to 3. This option has not been appraised as it is not clear which options it will combine and to what extent. If the decision is taken to go with this option the SA general evaluation will be useful as it sets out the positives and negatives of the different options.

Comparative Effects

Significant growth will be directed to Harwich; it is the second largest town in the district and although the Bathside Bay container terminal is not likely to come forward within the plan period, this plan supports this future development and is mindful that it will create many new direct and indirect jobs. The town is sensitive in environmental terms, with the Stour and Orwell Estuaries SPA/ Ramsar site to the north of the town and Hamford Water SPA/ Ramsar site to the east of the town. As with Clacton the most sustainable option will be to spread development around rather than creating one large urban extension. Several smaller urban extensions will ensure that new development will remain some distance from the SPA/ Ramsar sites and that medium/high flood risk areas can be avoided. Whilst parts of the coastal protection belt and green gaps as designated within the 2007 adopted Local Plan will be need to be allocated to accommodate growth, splitting the growth between three areas will minimise the loss of these areas.

In terms of northward expansion of the town (option 1) this should not go beyond the A120 in order to minimise the impact on the Stour and Orwell Estuaries SPA/ Ramsar site. This is the most appropriate location for employment development as it is close to Bathside Bay and the A120; development here should be mixed use including employment. Part of this area is within the high flood risk zone and all

residential development should be directed away from the flood risk area. Ideally the flood risk area should be used for open space to serve the development.

In terms of westward expansion (option 2) this should avoid the flood risk area and a suitable green buffer should be included between the flood risk zone and the development. This buffer will also help to protect the character of Ramsey, by avoiding settlement coalescence. The impact on landscape is likely to be significant the Oakley ridge forms a prominent landform and skyline and so careful design will be needed to minimise this impact.

Ideally growth should be confined to the broad areas of search for options 1 and 2. However, if additional land is needed to accommodate housing and employment growth (Harwich is a sustainable location) bearing in mind the site constraints of the areas of search for options 1 and 2, minimal development could be directed to the broad area of search for option 3. If development is exceptionally directed to this area it should avoid the flood risk area and as with westward expansion a green buffer should be included between the flood risk zone and development. The proposed open space allocated in the 2007 adopted Local Plan should remain protected as it would not be appropriate for development to come too far to the east, close to Hamford Water. Of all the three areas of search this option is closest to an international site and there is no barrier such as a main road between the potential development site and the international site. A greater provision of open space should be provided as part of development on this site to act as mitigating green space.

Finally, the green buffers suggested between the flood risk zones and new development will form an important part of the green infrastructure network; in addition to continuing to protect areas of flood risk from development they will allow species to move as they adapt to climate change, will encourage walking and cycling and will provide recreational users with alternative areas to the international sites. All areas are likely to have archaeological importance and this will need to be considered in more detail at the site specific level.

✓ - 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	✓		✓			✓	✓		

Frinton, Walton and Kirby Cross

Options

Option 1 is eastward expansion of Frinton towards Great Holland.

Option 2 is expansion in the vicinity of Kirby Cross.

Option 3 is expansion northwards in the vicinity of Turpins Farm.

Option 4 is expansion at Walton-on-the-Naze.

Option 5 is a combination of options 1 to 4. This option has not been appraised as it is not clear which options it will combine and to what extent. If the decision is taken to go with this option the SA general evaluation will be useful as it sets out the positives and negatives of the different options.

Comparative Effects

Frinton is a small town, with a unique character and development in the broad area of search for option 1 could adversely affect the character and appearance of the town. The Conservation Area runs parallel with the settlement development boundary and The Avenues, which is designated as an Area of Special Character, would likely be adversely affected by adjacent development. Additionally, there is a high flood risk zone along and either side of the settlement development boundary and so development in this location would either encroach into the flood risk area or would be separated from the existing built up area. Finally, Frinton Primary School has insufficient capacity to cope with additional pupils and this would affect the current catchment area. Option 1 should be excluded from further consideration.

Development in the broad area of search for option 2 will avoid sensitive environmental sites and will not affect the unique character and appearance of Frinton. However, there may be issues in terms of capacity at local primary schools.

Option 3 could adversely affect the setting of Hamford Water and The Naze SSSI and there are possible issues in terms of primary school capacity. However, this is a relatively sustainable location close to the Triangle Shopping Centre and local schools.

Of all the four options option 4 is most likely to have adverse environmental effects as it is in close proximity to Hamford Water SPA/ Ramsar site and The Naze SSSI; however it will bring positive economic impacts through the promotion of tourism. Tourism is a very important part of Tendring's economy and should be encouraged, particularly in Walton which is one of the districts key tourist areas. Development in this area will need to be sensitive in order to ensure that it does not affect the environmentally designated sites and must pass the flood risk sequential and exception tests. Walton Primary School is best placed to accommodate additional pupils.

✓ - 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	✓			✓		✓			✓

Brightlingsea

Options

Option 1 is westward expansion towards Wick's Wood.
 Option 2 is northward expansion towards All Saints Church.
 Option 3 is eastward expansion in the vicinity of Lower Marsh Farm
 Option 4 is eastward expansion in the vicinity of Robinson Road.
 Option 5 is southern expansion in the vicinity of Hurst Green.
 Option 6 is a combination of options 1 to 5. This option has not been appraised as it is not clear which options it will combine and to what extent. If the decision is taken to go with this option the SA general evaluation will be useful as it sets out the positives and negatives of the different options.

Comparative Effects

Brightlingsea is a sensitive area in environmental terms. The whole town is bounded by the coastal protection belt designated in the 2007 adopted Local Plan and the Colne Estuary SPA/ Ramsar site is located along the south of the town. The archaeological character of the dry land is dominated by crop marks of prehistoric or later date including Bronze Age ring ditch cemeteries. Archaeological preservation is likely to be good within the former marshes. There is one road into Brightlingsea, which already suffers from congestion and public transport services are limited. Furthermore the STW is already operating at capacity and would be unable to cope with significant growth without increasing its consent. Significant growth should not be planned for in Brightlingsea; only very small scale growth would be acceptable in order to meet local need without significant environmental effects. Consideration should be given to letting small scale growth come forward through the development control process in the form of rural exceptions sites rather than allocating land for development. Options 1 and 5 should not be allocated for development as they would likely adversely affect the integrity of the Colne Estuary SPA/ Ramsar site, are within areas of high flood risk, option 1 would adversely affect a Local Wildlife Site and option 5 would adversely affect the peaceful, remote and unsettled landscape character.

✓ - 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	✓								

Lawford, Manningtree and Mistley

Options

Option 1 is expansion around Dale Hall, Lawford.

Option 2 is southern expansion in the vicinity of Long Road.

Option 3 is expansion of Mistley in the vicinity of Harwich Road.

Option 4 is a combination of options 1 to 3. This option has not been appraised as it is not clear which options it will combine and to what extent. If the decision is taken to go with this option the SA general evaluation will be useful as it sets out the positives and negatives of the different options.

Comparative Effects

The area of search for option 1 is closest to Manningtree town centre and railway station. Development should only be allocated in this area of search if it does not involve development within the Dedham Vale AONB and Local Wildlife Site. The area of search for option 2 would not affect the setting of the AONB and is not designated as a green gap in the 2007 adopted Local Plan, although it is further from the town centre and railway station than option 1 and not as well connected to Manningtree as the area of search for option 1. The broad area of search for option 3 should not be allocated for development. This area is located within the coastal protection belt in the 2007 adopted Local Plan and Dedham Vale AONB and could adversely affect the integrity of the Stour and Orwell Estuaries SPA/ Ramsar site through increased levels of disturbance.

✓ - 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	✓	✓		✓					

Colchester Fringes

Options

Option 1 is expansion into Ardleigh near Plains Farm.

Option 2 is expansion in the vicinity of Crockleford Heath.

Option 3 is growth in the vicinity of the University of Essex.

Option 4 is a combination of options 1 to 3. This option has not been appraised as it is not clear which options it will combine and to what extent. If the decision is taken to go with this option the SA general evaluation will be useful as it sets out the positives and negatives of the different options.

Comparative Effects

All options will fail to address deprivation and the lack of affordable housing facing Tendring. Option 1 will benefit from Colchester's Business Park, although residents in Tendring would be unlikely to travel sustainably to the site. Bullock Wood SSSI could be adversely affected by development in this area. Option 3 will benefit from the future university science park, which has planning consent. The broad area of search for this option includes an area of flood risk and a Local Wildlife Site, which is likely to be affected by development in this location. Provision of secondary school places is likely to be a problem for all areas. Colchester's secondary schools are currently under review and it is likely that there will be a reduction in spaces in the south of the town, which will affect option 3. There is only one school in the north of the town and if a new secondary school is not built as part of the north Colchester Greenfield allocation there will not be any capacity in the area and pupils will have to travel to Manningtree High School. All sites are likely to be served by Colchester's STW, which is already exceeding capacity.

✓ - 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	✓	✓							

Appraisal of Policies

Presumption in Favour of Sustainable Development

Options

Option 1 is to include a specific policy in the Local Plan to explain how the National Planning Policy Framework's 'presumption in favour of sustainable development' will apply at the local level – a policy that has been recommended by the Planning Inspectorate.

Option 2 is to include no such policy in the Local Plan and rely on the guidance in the National Planning Policy Framework.

Comparative Effects

Homes, including affordable homes, will be provided under both options. Under option 1 a more positive impact is achieved as the policy would also ensure a mix of housing would be achieved, making an efficient use of the land available. The effects of option 2 are less clear, as although the principles of sustainable development are clearly contained within the National Planning Policy Framework, it is not clear how this will apply at a local level. A general presumption in favour of sustainable development will ensure that employment opportunities are located in the most sustainable locations, which means closer to centres of population, in turn enhancing the vitality and viability of these associated centres. Option 1 would help to secure development that improves the economic, social and environmental conditions of the local area and ensure sustainable development opportunities in rural areas are permitted, enhancing the rural economy. However, again option 2 is less clear on how it will enhance regeneration and rural areas, at the local level. Under option 1 the presumption in favour of sustainable development will ensure development is located in sustainable locations which would in turn reduce the need to travel, decreasing the number of journeys that would rely on the private car. Option 2 also follows these principles of sustainable development however in the absence of a locally specific policy on sustainable development it is difficult to say whether local sustainable transport modes will increase. A presumption in favour of sustainable development, with the assertion that proposals will be approved wherever possible, by implication also increases the inclusion of social infrastructure and services for example as part of larger proposals, securing development that improves the economic, social and environmental conditions of the area. Similarly open spaces will be protected in accordance with sustainability objectives. The presumption in favour of sustainable development, in both options, would ensure unsustainable development that would damage natural and historic environmental assets would not be permitted. However, once again, option 2 lacks the locally specific background that option 1 can rely on to protect and preserve these assets. In both options it is unclear as to the impact on the level of *enhancement* of these sites over and above protection of 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					✓		✓		

Urban Settlements

Options

Option 1 is to include a policy in the Local Plan that promotes a fair approach to the distribution of growth within the district, recognising that urban settlements are the most sustainable locations for significant levels of growth and applying a standard 6% increase in housing stock for each of Tendring's urban settlements.

Option 2 is to continue with an equivalent version of Spatial Strategy Policy 4 'Settlement Hierarchy' from the 2010 Core Strategy document which made urban settlements the focus for the vast majority of the district's future growth.

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

Comparative Effects

Option 1 would help to achieve a fair approach to the distribution of housing growth across the urban settlements of the district, to help meet the needs of a growing population, whereas option 2 does not refer to the delivery of housing per se. Option 3 would result in an uncertain impact in relation to the provision of housing, as with no hierarchy of settlements and no indication of where development should be focussed or delivered, the incorrect number of dwellings could be being built, in the wrong areas of the district, which would not support the needs of a growing population. Option 1 enhances the vitality and viability of town centres whilst option 2 enhances the rural economy; each by recognising the level of growth necessary in both urban and rural areas respectively, to sustain and enhance the town or village. Options 1 and 2 reduce the need to travel and promote sustainable modes of travel by directing development to the district’s main centres of population. Option 2 recognises the importance of rural service centres and this will ensure that growth, appropriate to the scale of the village, can take place within the rural areas, recognising that some development in rural areas is acceptable. This will help to promote social cohesion by, for example, providing new homes so that young people who have grown up in the village have the opportunity to live there and retaining local services/ facilities through an increase in customers. Option 1 should be read in conjunction with Policies SD3 and SD4 which all form part of a trio of policies for the distribution of growth and development in the Local Plan. Option 3 would result in an uncertain impact in relation to many sustainability objectives, as with no hierarchy of settlements and no indication of where development should be focussed or delivered, the level and location of development within the district is difficult to predict.

✓ - 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									

Key Rural Service Centres

Options

Option 1 is to include a policy in the Local Plan that promotes a fair approach to the distribution of growth within the district, applying a standard 6% increase in housing stock for each of Tendring’s Key Rural Service Centres.

Option 2 is to continue with an equivalent version of Spatial Strategy Policy 4 ‘Settlement Hierarchy’ from the 2010 Core Strategy document which promoted smaller-scale levels of planned growth – typically 20 to 40 dwellings for each village.

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

Comparative Effects

Option 1 would help to achieve a fair approach to the distribution of housing growth across the district, in particular in the identified Key Rural Service Centres, to help meet the needs of a growing population, whereas option 2 does not refer to the

delivery of housing per se. Option 3 would result in an uncertain impact in relation to the provision of housing, as with no hierarchy of settlements and no indication of where development should be focussed or delivered, the incorrect number of dwellings could be being built, in the wrong areas of the district, which would not support the needs of a growing population. Options 1 and 2 recognise that a level of growth is necessary in rural areas to sustain and enhance the village. Options 1 and 2 reduce the need to travel and promote sustainable modes of travel by recognising the importance of rural service centres and this will ensure that growth, appropriate to the scale of the village, can take place within the rural areas. These options also recognise that some development in rural areas is acceptable. This will help to promote social cohesion by, for example, providing new homes so that young people who have grown up in the village have the opportunity to live there and retaining local services/ facilities through an increase in customers. Option 1 should be read in conjunction with Policies SD2 and SD4 which all form part of a trio of policies for the distribution of growth and development in the Local Plan. Option 3 would result in an uncertain impact in relation to many sustainability objectives, as with no hierarchy of settlements and no indication of where development should be focussed or delivered, the level and location of development within the district is difficult to predict.

✓ - 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									

Smaller Rural Settlements

Options

Option 1 is to include a policy in the Local Plan that promotes a fair approach to the distribution of growth within the district, applying a standard 6% increase in housing stock for each of Tendring's smaller rural settlements.

Option 2 is to continue with an equivalent version of Spatial Strategy Policy 4 'Settlement Hierarchy' from the 2010 Core Strategy document which promoted limited infill development and small-scale development on the edge of villages.

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

Comparative Effects

Option 1 would help to achieve a fair approach to the distribution of housing growth across the district, in particular the smaller rural settlements, to help meet the needs of a growing population, whereas option 2 does not refer to the delivery of housing per se. Option 3 would result in an uncertain impact in relation to the provision of housing, as with no hierarchy of settlements and no indication of where development should be focussed or delivered, the incorrect number of dwellings could be being built, in the wrong areas of the district, which would not support the needs of a growing population. Options 1 and 2 recognise that a level of growth is necessary in rural areas to sustain and enhance the village. Option 2 reduces the need to travel and promote sustainable modes of travel by recognising the importance of development in the most sustainable areas such as the urban centres and key rural areas- ensuring that growth, appropriate to the scale of the settlement, can take

place within the urban and key rural areas. Option 1 could have a negative effect in relation to this objective, by allowing growth in more remote parts of the district, where there are less facilities and services and perhaps a greater reliance on the private car to visit services, facilities and to get to work. Options 1 and 2 recognise that some development in rural areas is acceptable. This will help to promote social cohesion by, for example, providing new homes so that young people who have grown up in the village have the opportunity to live there and retaining local services/facilities through an increase in customers. Option 1 should be read in conjunction with Policies SD2 and SD3 which all form part of a trio of policies for the distribution of growth and development in the Local Plan. Option 3 would result in an uncertain impact in relation to many sustainability objectives, as with no hierarchy of settlements and no indication of where development should be focussed or delivered, the level and location of development within the district is difficult to predict.

✓ - 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									

Managing Growth

Options

Option 1 is to include a policy in the Local Plan which explains how Settlement Development Boundaries will be used to manage growth over the plan period and how this approach will vary between Urban Settlements and Key Rural Service Centres (where development proposals would be specifically identified/ allocated) and Smaller Rural Settlements (where small-scale developments would be accommodated in a more flexible manner).

Option 2 is to continue with an equivalent version of Core Policy 1 'Containing Urban Growth' from the 2010 Core Strategy document where there was a general presumption in favour of new development within settlement development boundaries and a protection of the character and openness of the countryside outside of these boundaries.

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

Comparative Effects

All options will ensure that dwellings are planned to support the growing population, including affordable homes. There will be a more positive effect under options 1 and 2 as under these options there will be more certainty about where development will take place. Under option 3 rural exception sites are unlikely to come forward for development as there will be no clear definition of the countryside and so sites solely for affordable housing would be unlikely to come forward. A general presumption against development in the countryside, outside of settlement development boundaries will help to avoid Greenfield development and higher densities will generally be more acceptable on sites within urban areas rather than sites in the countryside. A general presumption against development outside of settlement development boundaries will also ensure that development is not located in remote locations, inaccessible to centres of population and will help to promote the

regeneration of Brownfield sites. Containing development within existing settlements will help to enhance the vitality and viability of town centres; the removal of settlement development boundaries will undermine town centres and could lead to proposals coming forward for out of town retail parks. Removing settlement development boundaries will positively impact on the rural economy as more development is likely to come forward, however under option 2 the rural economy can still be sustained by permitting uses that need a countryside location. Under option 1 a 6% increase in dwellings in the smaller rural settlements would have a positive effect on the vitality and viability of the rural economy, with additional people to support local businesses. Directing development to existing settlements will reduce the need to travel, allowing development outside of settlements will result in increased travel and outside of the district's settlements public transport is poor and so most journeys would be by car. Whilst option 1 directs development to existing settlements, this also includes rural settlements, which could increase journeys made by car to access work and services. Option 3 would lead to an increase in greenhouse gas emissions from increased travel. The internationally and nationally designated sites in the district are located outside of settlement development boundaries and so removing these boundaries and taking a more relaxed approach to development in the countryside could result in development affecting these sites, although this of course will depend on the location and type of development and so the impact on this is uncertain. Directing development to existing settlements will protect Greenfield land and landscape character.

✓ - 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									

Strategic Green Gaps

Options

Option 1 is to include a policy in the Local Plan which identifies 'Strategic Green Gaps', to help maintain physical separation between settlements to avoid the merging of settlements and the loss of settlement identities, by resisting development in these green gaps.

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

Comparative Effects

By maintaining physical separation between different settlements, strategic green gaps avoid the merging of settlements; the loss of settlement identity; and provide vital habitats acting as wildlife corridors for the dispersal of species. Having no policy to protect green gaps between settlements could result in development encroaching into the countryside resulting in a possible loss of biodiversity and landscape quality. The number of green spaces throughout the District would also be lost. The inclusion within the Plan of a policy to protect these green gaps would therefore restrict development in these areas and protect Greenfield sites, biodiversity and landscape quality.

✓ - 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									

Securing Facilities and Infrastructure

Options

Option 1 is to include a policy in the Local Plan requiring development to address infrastructure needs, covering school capacity, health care and emergency services provision, utilities, improvements to the transport network, improvements to pedestrian spaces, green infrastructure, community facilities, coastal and flood defences and any other requirements resulting from development.

Option 2 is to continue with an equivalent version of Core Policy 3 ‘Securing Facilities and Infrastructure’ from the 2010 Core Strategy document covering school capacity, emergency services provision, improvements to the transport network and any other requirements resulting from development.

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

Comparative Effects

All options will secure facilities and infrastructure to some extent, indeed, education provision contributions are sought at present through Section 106 agreements and so even under the no policy option contributions will still be sought. Options 1 and 2 make it clear that infrastructure must be in place prior to the granting of planning permission. Under the no policy option this is uncertain as contributions towards improvements to sewage treatment works, for example, may not be secured. Importantly, options 1 and 2 make it clear that it is developer’s responsibility to address facilities/ infrastructure required as part of the development. Securing necessary facilities and infrastructure as part of development will help to reduce levels of poverty and exclusion. Ensuring water can be provided and wastewater dealt with within the confines of existing consents (or sustainable increases in consent) will help to protect international sites, the key features of which are susceptible to changes in water quality and water levels.

✓ - 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			✓						

Transport and Accessibility

Options

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.

Comparative Effects

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. There will also be a positive impact under Option 3 as other policies within the Plan will promote sustainable modes of transport; however, as options 1 and 2 set transport hierarchies there will be greater certainty and a more positive impact under these options. Promoting sustainable modes of transport will also reduce greenhouse gas emissions under options 1 and 2. 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. Under options 1 and 2 the needs of people with mobility impairments will be given the highest priority, which supports health equality.

✓ - 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									

Design of New Development

Options

Option 1 is to include a policy in the Local Plan which sets out a criteria based policy on measures that will be needed to ensure good design and also functional design, including ensuring that the development incorporates or provides measures to minimise energy and water consumption.

Option 2 is to continue with an equivalent version of Policy DP1 ‘Design of New Development’ from the 2010 Core Strategy document which sets out a criteria based policy on measures that will be needed to ensure good design and also functional design.

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

Comparative Effects

Options 1 and 2 promote good design of new development. The general design criteria of options 1 and 2 include the retention and enhancement of open spaces as part of new development and other policies in the plan refer to the need to protect open space so even in the absence of this policy open space will be protected. The functional design section of options 1 and 2 will require development to contribute to community safety and minimise opportunities for crime. A design policy will help to reduce pollution through, for example, the provision of open space, which will help to protect soil quality; through the protection of water bodies; and by limiting light

pollution. Options 1 and 2 will also require cycle parking as part of new development, which will encourage this sustainable mode of travel. In considering functional design considerations; air pollution will reduce through this provision of cycle parking and the requirement for utility services and other infrastructure will include sewage infrastructure and so will ensure that development does not adversely affect water quality. The functional design section of options 1 and 2 will include a criterion on building orientation. The orientation of a building to secure daylight will reduce the amount of electricity used as fewer lights will be used and will result in solar gain, which will help reduce the amount of energy used in heating the building. Design criteria includes the protection and enhancement of open spaces and other important features, which can form part of the green infrastructure network. There is a more positive impact in relation to sustainable design and construction techniques under option 1 due to the inclusion of a specific criteria in this policy to incorporate or provide measures to minimise energy and water consumption. Design criteria will include the requirement to incorporate important site features of landscape and ecological value and opportunities to enhance such features, which will lead to the preservation and enhancement of biodiversity, protected sites and landscape character. Whilst biodiversity and landscape are protected by other policies in the Local Plan the inclusion of these features in the design policy will ensure that consideration is given to their protection and enhancement as part of all proposals at the design stage. Furthermore landscaping schemes are required as part of new development. Historic assets will also be protected and enhanced by the inclusion of a design policy, which will protect or enhance the local character and requires development to relate to its surroundings and consider landscape, views, skylines and landmarks. Historic assets will be protected without this policy but the inclusion of this policy ensures that non-statutory features of the historic environment are protected. Under options 1 and 2, providing users with facilities for recycling will increase rates of recycling in the district.

✓ - 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									

Sustainable Construction

Options

Option 1 is to include a policy in the Local Plan which seeks to reduce carbon emissions through the promotion of sustainable design and construction, renewable energy and recycling in the district. The policy expects building regulation requirements in relation to reducing carbon emissions to be exceeded, although specific ratings or requirements are not detailed within the policy, so to ensure the policy is not out dated if these regulations change.

Option 2 is to continue with an equivalent version of Core Policy 6 'Tackling Climate Change' from the 2010 Core Strategy document which required Code for Sustainable Homes level 3 for residential development and BREEAM rating of 'very good' for non-residential development.

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

Comparative Effects

The requirement for sustainable construction and renewable energy targets in excess of that required by legislation (Building Regulations) is likely to affect the delivery of housing in the district. The housing market is not as strong in Tendring as other areas in the county and requiring targets in excess of neighbouring authorities would discourage development in Tendring, to the detriment of the objective of providing homes. The provision of higher sustainable construction and renewable energy targets could also affect the delivery of affordable housing. As with the provision of housing, setting targets in excess of those required by legislation could discourage economic development in the district. Options 1 and 2 will reduce air, water and soil pollution through the requirement for more sustainable construction measures. A more positive impact will occur under option 1, which requires stricter targets. Under option 3 whilst the energy efficiency part of the code for sustainable homes will come into force through improvements to building regulations the other eight categories within the code will not be met. This option is also very unlikely to encourage the achievement of the BREEAM standard of very good. Options 1 and 2 will reduce greenhouse gas emissions and lead to an increased proportion of energy from renewable sources through the requirement for more sustainable construction measures. Sustainable design can also include measures to reduce flood risk. Carbon dioxide remains in the atmosphere for around 100 years and so even if carbon emissions were significantly reduced tomorrow we would still experience the effects of climate change. Therefore, in addition to mitigation measures adaptation measures are required. Additionally, options 1 and 2 will increase rates of recycling by improving recycling services and public awareness.

✓ - 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									

Improving the Strategic Transport Network

Options

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.

Comparative Effects

Upgrading the strategic transport network, including upgrades to the A133 and A120 under options 1 and 2 will help to secure inward investment and contribute to the success of the tourist industry. The upgrades to the A133 and A120 will also 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 improved roads. 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. 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. Promoting sustainable travel (walking, cycling, bus and train) will reduce greenhouse gas emissions from transport.

✓ - 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									

Improving the Telecommunications Network

Options

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.

Comparative Effects

Better telecommunication technology under option 1 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. The presence of high-speed broadband connections, as supported under option 1, will increase the opportunity for home-working, reducing the need to travel to work.

✓ - 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									

Improving Education and Skills

Options

Option 1 is to include a policy in the Local Plan which promotes improvements to education and skills within the district, supporting proposals for new, expanded or improved education facilities and facilities for vocational training.

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

Comparative Effects

Better education facilities and having more skilled people living in the district will help to secure inward investment. Without this improvement, under option 2, business may move away from the district to areas where better education facilities and people with higher skills are located. Under option 1 education facilities will be improved which in turn should have a significant affect on educational attainment and should help to combat unemployment and poverty. The policy also refers to the Council using Employment and Skills Charters/ Local Labour Agreements to ensure, for example, that local contractors are employed to implement development, ensuring access to work for residents.

✓ - 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									

Priority Areas for Regeneration

Options

Option 1 is to include a policy in the Local Plan which identifies 'Priority Areas for Regeneration' and seeks to bring about positive change in these areas. The Priority Areas for Regeneration are: Clacton Town Centre and Seafont, Brooklands, Grasslands and 'the Village' area of Jaywick, Harwich Old Town, Dovercourt Town Centre and Adjoining Areas and Walton-on-the-Naze.

Option 2 is to continue with an equivalent version of Core Policy 12 'Regeneration Areas' from the 2010 Core Strategy document which additionally listed West Clacton, Mistley Waterfront and Brightlingsea Waterfront as Regeneration Areas.

Option 3 is to focus regeneration initiatives on Clacton and Harwich, which were identified in the now revoked RSS as economic regeneration areas.

Comparative Effects

A mix of housing will be delivered in the regeneration areas set out in all options, these areas comprise the main settlements in the district and so even under option 3 new housing will be delivered in all areas. These options will also provide employment opportunities in accessible areas. Options 1 and 2 will result in a more positive impact than option 3 as they seek to regenerate more areas, across different towns, whereas option 3 would restrict development to Clacton and Harwich. A greater range of regeneration areas will also attract different investment opportunities. All options will enhance the tourist economy and vitality and viability of town centres; Clacton and Harwich are the main tourist and shopping areas within the district and will be regenerated under all options. Walton-on-the-Naze is also a key tourist area but the regeneration of this area is not included under option 3. Regeneration initiatives will address deprivation issues and seek to increase educational attainment and provide more jobs. Regeneration will improve social infrastructure and services within these areas and levels of deprivation improvements to the public realm will reduce the fear and incidence of crime. All options will contribute to health and income equality and promote social cohesion, with a more positive impact under options 1 and 2 as they relate to an increased number of areas. Directing investment to Clacton and Harwich or the areas listed in options 1 and 2 will reduce the amount of Greenfield land that needs to be released for development and thereby protect landscape character and biodiversity. However,

Brownfield sites that have been vacant for some time can have high biodiversity value and so care must be taken to ensure that regeneration proposals do not adversely affect biodiversity. Clacton Town Centre and Seafront, Harwich, Dovercourt Town Centre, Mistley and Brightlingsea are important historic areas and recognised as such through conservation area designations.

✓ - 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	✓		✓		✓				✓

Town, District, Village and Neighbourhood Centres

Options

Option 1 is to include a policy in the Local Plan which defines the district's town, district, village and neighbourhood centres, to be the focus for 'town centre uses' including retail, leisure, commercial, office, tourism and cultural development and community facilities.

Option 2 is to continue with an equivalent version of Core Policy 16 'Town, District, Village and Neighbourhood Centres' from the 2010 Core Strategy document, which did not include as many 'neighbourhood centres'.

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

Comparative Effects

Defining retail 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 centres, there will be some ambiguity over the boundaries of retail centres. The most positive impact will occur under option 1, which identifies the most district, village and neighbourhood centres, in addition to town centres, which will ensure that all of the district's centres of population will have access to a retail centre. Without the protection of these retail centres, under option 3, they could be redeveloped for alternative uses such as housing. Option 1 will promote social cohesion by ensuring that village and more neighbourhood centres are protected from change of use and that uses remain at a scale suitable for the area. Rural isolation is an issue affecting parts of the district and the loss of local shops can significantly affect the population. In addition, directing town centre uses to existing centres will protect Greenfield land from out of centre developments.

✓ - 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									

Retail, Leisure and Office Development

Options

Option 1 is to include a policy in the Local Plan which sets out the exceptional circumstances in which retail, leisure or office development might be permitted outside of a defined centre.

Option 2 is to include no such policy in the Local Plan and rely on the guidance in the National Planning Policy Framework.

Comparative Effects

Option 1 includes a policy that sets out; in exceptional circumstances that retail, leisure and office development might be permitted outside of a defined centre ensures that proposals for these uses outside of defined centres will only be permitted where certain criteria can be met. This would ensure that in the majority of cases these uses and associated employment opportunities would be permitted in centres but would allow development of these uses where the criteria within the policy were met, outside of centres too. Similarly, this could affect the vitality and viability of the town centres- depending on whether proposals could meet the criteria of the policy or not. Development outside of settlement development boundaries would however positively affect the economy of rural communities by introducing employment opportunities in more rural locations. Option 1 will promote social cohesion by ensuring that more rural locations are not isolated as the lack of local shops and businesses can significantly affect the rural communities of the district.

✓ - 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									

Tourism

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to development of tourism and visitor attractions to improve visitor economy and experience and making positive use of Tendring's unique environmental assets, with visitor accommodation considerations to be judged against Policies PRO8, 9 and 10.

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 and accommodation in the district, maximising the potential of its heritage, countryside and coastal assets.

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

Comparative Effects

Tourism, as supported by options 1 and 2, will promote regeneration, 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 as 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 and 2, which will actively promote new tourist facilities in the district (including educational visitor centres and other attractions) will have a more positive impact. Options 1 and 2 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 options 1 and 2, will enhance the rural economy and by encouraging the re-use/ refurbishment of listed buildings and educating visitors about the importance of the historic environment there is further potential to contribute to the district's tourist offer. 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. Whilst promoting the district's natural environment as a tourist attraction would encourage tourism to the district, the promotion of these sensitive areas will result in increased visitor pressure, to the detriment of the ecological structure and function of the 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									

Hotels and Guesthouses

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to protecting hotels and guesthouses from being lost to alternative uses and supporting the provision of new and improved facilities.

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.

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

Comparative Effects

Tourism, as encouraged by options 1 and 2 will promote regeneration through the provision of 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; 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 and 2, which will actively promote new tourist facilities in the district, will have a more positive impact. Option 2 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 and by encouraging the re-use/ refurbishment of listed buildings and educating visitors about the importance of the historic environment there is further potential to contribute to the district's tourist offer. Option 1 supports new hotels and guesthouses primarily within defined centres and priority areas of regeneration and not in the more rural locations of the district, although visitors staying at hotels and guesthouses in the district's centres may also visit rural areas,

which in turn would support the rural economy. As part of option 2 educational visitor centres will be encouraged. 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. Under option 2, whilst promoting the district's natural environment as a tourist attraction would encourage tourism to the district, the promotion of these sensitive areas will result in increased visitor pressure, to the detriment of the ecological structure and function of the sites. This policy, Policy PEO8- Hotels and Guesthouses, should be read in conjunction with Policy PRO7- Tourism, the Local Plan's policy on wider tourism issues above and beyond the provision of hotels and guesthouses.

✓ - 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									

Holiday Parks

Options

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.

Comparative Effects

Tourism, as encouraged by options 1 and 2 will promote regeneration through the provision of 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; 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 and 2, which will actively promote new tourist facilities in the district, will have a more positive impact. Option 2 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. Option 1 supports 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. As part of option 2

educational visitor centres will be encouraged. 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. 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. Both options 1 and 2 will minimise the risk of flooding to people by restricting occupancy over the winter period. New holiday parks in the countryside could negatively affect environmentally protected sites in the countryside. 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. This policy, Policy PEO9- Holiday Parks, should be read in conjunction with Policy PRO7- Tourism, the Local Plan's policy on wider tourism issues above and beyond the provision of holiday parks.

✓ - 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									

Camping and Caravanning

Options

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.

Comparative Effects

Tourism, as encouraged by options 1 and 2 will promote regeneration through the provision of 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; 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 and 2, which will actively promote new tourist facilities in the district, will have a more positive impact. Option 2 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. Additionally, the historic environment has the potential to contribute to the district's tourist offer. It is likely that this will bring a positive impact by encouraging the re-use/ refurbishment of listed buildings and educating visitors about the importance of the historic environment. Occupancy conditions within options 1 and 2 can be seen as restrictive which could negatively affect the tourism industry. As part of option 2 educational visitor centres will be encouraged. 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. 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. 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. 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. This policy, Policy PEO10- Camping and Caravanning, should be read in conjunction with Policy PRO7- Tourism, the Local Plan's policy on wider tourism issues above and beyond the provision of campsites.

✓ - 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									

Harwich International Port

Options

Option 1 is to include a policy in the Local Plan which safeguards Harwich International Port for port use, supporting proposals to upgrade facilities necessary for the continued successful operation of the port. This policy also supports the development of Bathside Bay in accordance with the 2006 planning application and seeks to investigate ways of facilitating the early start of the development whilst also protecting the existing site of international importance whilst Bathside Bay remains undeveloped.

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

Comparative Effects

The safeguarding, protection and enhancement of Harwich International Port and Bathside Bay under option 1 will secure important inward investment opportunities and help to support regeneration in the Harwich area, an area recognised as a priority area for regeneration. Recently the port has played a key role in operations related to research, development and innovation as well as the manufacture, assembly, transportation, maintenance and servicing of off-shore wind-farm developments in the North Sea. Option 1 promotes development of the ports to capture the economic benefits of this important international gateway, without this

policy port activities may not have been safeguarded and continued operation at the port could have been jeopardised. Port activities also promote more sustainable modes of transport in relation to industry, including rail freight movements. Under option 1 the policy states that whilst Bathside Bay remains undeveloped its status as site of international importance for nature conservation will continue to be recognised and protected in line with the relevant International, European and English law. However, the proposed port expansion at Bathside Bay has been granted planning permission by the Secretary of State in recognition of its overriding economic benefits to the national economy, and this policy therefore protects it for port use. The protection of the site as an internationally important site until Bathside Bay is developed and the planning permission for development at Bathside Bay would remain without the inclusion of this policy and so there is a mixed impact on environmentally protected sites under both options.

✓ - 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									

Freight Transport and the Movement of Goods

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's position for assessing proposals for freight transport and the movement of goods, including prioritising proposals for new freight, distribution and logistics facilities towards allocated or safeguarded employment sites, and where this is not possible to locations with good access to the railway network or the A120; whilst also having regard to a number of factors such as evidenced need for the development and the potential impact of the operation on residential amenity.

Option 2 is to continue with an equivalent version of Core Policy 14 'Freight Transport' from the 2010 Core Strategy document which directs freight or goods movement proposals to where there is good access onto the railway network and where this is not possible, where there is good access to suitable routes based on the Essex County Council strategic road hierarchy.

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

Comparative Effects

Options 1 and 2 will ensure that development likely to generate freight will be located close to the railway or strategic roads; this means that indirectly development will be close to centres of population, which are well served by the railway and strategic road network. Additionally, option 1 is likely to ensure development will be directed to allocated or safeguarded employment sites also seeks to minimise the impacts of development within the landscape. Levels of investment will increase as developers may be required to pay for upgrades to the railway and/or strategic road network for example the Bathside Bay port development will be required to finance the dualling of the A120 from Hare Green to Harwich. Maximising the transportation of goods by rail rather than road will increase the amount of sustainable freight journeys and reduce greenhouse gas emissions from HGVs. Option 2 does recognise that freight should be located where it will not cause adverse effects on environmentally sensitive sites,

although these sites will also be protected under the no policy option through their statutory protection.

✓ - 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								✓	

The Renewable Energy Industry

Options

Option 1 is to include a policy in the Local Plan which seeks to maximise opportunities to encourage businesses in the renewable sector to invest in the district and make the best use of its coastal location and proximity to the wind farm developments taking place off the Tendring coast. The policy also recognises the potential role Harwich could play in the growth of offshore wind farm development.

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

Comparative Effects

Under option 1 renewable energy industry proposals will be supported at Harwich International Port and other ports in the district, this means that indirectly development will be close to centres of population, as settlements have built up around key ports in the district. Proposals for development at the district's ports in relation to the manufacture, assembly, transportation and maintenance of offshore wind farms will be supported. Levels of investment will increase as developers may be required to pay for upgrades to the railway and/or strategic road network. Tourism, particularly educational based tourism opportunities, could grow with the wind farms attracting visitors to the district. Option 1 supports proposals for educational and training facilities aimed at improving awareness of climate change and renewable technology, which would increase the skills base and employment opportunities in Tendring. Option 1 would also reduce greenhouse gas emissions and ensure sustainable construction techniques, maximising energy efficiency and renewable energy production through the support of the renewable energy industry.

✓ - 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									

Employment Sites

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to safeguarding and promoting employment sites for B1 (b & c), B2 and B8 uses, including protecting the redevelopment of 'non-designated' employment sites from permanent loss to residential use.

Option 2 is to continue with an equivalent version of Core Policy 13 'Employment Sites' from the 2010 Core Strategy document which did not provide any protection against the redevelopment of 'non-designated' employment sites from permanent loss to residential use.

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

Comparative Effects

Safeguarding employment land and protecting it from alternative uses under options 1 and 2 will help to ensure that employment land remains available to centres of population throughout the district. The most positive impact will occur under option 1 which also protects other sites or premises in B1 (b & c), B2 and B8 uses, not just those specifically identified as employment sites from redevelopment or change of use to residential. This will ensure that small sites and rural sites remain, providing the rural population with good access to employment opportunities. If there is no policy protecting employment land accessible sites would be regenerated, although this could be at the expense of employment objectives. Protecting employment sites will help to facilitate inward investment. The loss of employment land would make it difficult to secure investment. Under the no policy scenario employment land is likely to be lost to more profitable land uses, which will fail to harness the district's economic strengths. Without reference in the policy to employment land and premises outside of the designated employment sites rural employment sites will not be safeguarded and the rural population will lack good access to employment opportunities. The loss of employment land within existing communities under option 3 will increase the need to travel for employment; therefore the retention of employment land will reduce dependence on car travel.

✓ - 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									

The Rural Economy

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to development in the countryside to support growth in the rural economy, in relation to conversion or re-use of rural buildings in the countryside for employment, leisure or tourism use; business and domestic equine related activities; agricultural and essential workers dwellings; and buildings that are essential to support agriculture, horticulture and forestry.

Option 2 is to continue with an equivalent version of Core Policy 2 'Development in the Countryside' from the 2010 Core Strategy document which additionally listed other types of development considered acceptable in the countryside, for example, open air recreational facilities, renewable energy installations and farm shops.

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

Comparative Effects

Option 2 will contribute to the district’s housing need, including need for affordable housing, by allowing some forms of residential development to take place in the countryside. In addition to new dwellings option 2 will allow existing dwellings to expand, which will meet the changing needs of the districts residents. Option 1 permits agricultural or essential worker dwellings to support growth of the rural economy which provide some positive effect in relation to providing homes for the district. A no policy approach would produce an uncertain impact as development in the countryside could either become more permissive or more restrictive in relation to housing provision. Options 1 and 2 will allow some new employment development in the countryside; this will not be accessible to centres of population, the impact of the no policy option is less clear. Options 1 and 2 will promote regeneration of vacant rural buildings. Option 2 will contribute to the tourist economy by allowing extensions to caravan parks and the conversion of rural buildings to tourist accommodation, whilst option 1 permits the conversion or re-use of rural buildings for leisure or tourism use. Options 1 and 2 will sustain and enhance the rural economy, with option 1 having the positive impact here, as this is the sole objective of its policy. Development in the countryside increases the need to travel for those who live in the main centres of population, but reduces it for those living in the countryside. As options 1 and 2 only support limited development in the countryside the impact is neutral, however option 3, which could either allow more development in the countryside or could restrict development in the countryside has a less certain impact. Development in the countryside is likely to result in increased pollution in terms of increased travel causing air pollution, lack of capacity in the water infrastructure network, soil pollution through Greenfield development and light pollution. Option 2 recognises that renewable energy installations are acceptable in the countryside. The impact under options 1 and 3 are neutral as option 1 does not directly refer to renewable energy sources but both increasing the proportion of energy needs being met from renewable sources is dealt through other policies in the plan. Development in the countryside will involve the loss of Greenfield land and will inevitably affect biodiversity and landscape character, however the impact of options 1 and 2 are uncertain as more detailed policies in later sections of the plans set out the criteria used to judge applications and so could ensure no adverse impacts on biodiversity and landscape. Option 2 will positively impact on listed buildings in certain circumstances by allowing enabling development in the countryside which is necessary to secure the future of a listed building.

✓ - 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

Options

Option 1 is to plan for a dwelling stock increase of 4,000 homes between 1st April 2011 and 31st March 2021 – an average of 400 dwellings per annum over a 20-year period. Taking completions and commitments at 1st 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 1st April 2011 and 31st March 2031 – an average of 315 dwellings per annum over a 20-year period. Taking completions and commitments at 1st 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.

Comparative Effects

Both options will ensure the delivery of homes to support the growing population. Affordable homes and a mix of housing types will also be delivered under both options. They would also 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 delivery of new homes will provide employment opportunities in the construction industry and through the provision of services/ facilities to support new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. A small amount of dwellings will be directed to rural service centres under option 2, which will help to sustain rural communities, a more positive impact however will be achieved through option 1, where a proportion of dwellings will also directed to within the settlement development boundaries of Smaller Rural Settlements. 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. An increase in population will result in increased disturbance to environmentally protected sites and landscape, including historic landscapes, will be affected by the development of Greenfield land; however the sensitivity of the landscape affected will depend upon implementation. Phased improvements to building regulations regarding the energy efficiency of new dwellings will be introduced through building regulations, ensuring sustainable homes are created. Improvements to wastewater infrastructure will be needed to accommodate additional dwellings, particularly under option 2, where a greater level of development is proposed and SuDS will be required to protect groundwater quality and this is recognised in the Local 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	✓				✓	✓	✓		✓

Housing Trajectory

Options

Option 1 is to include a policy in the Local Plan which sets out a 'housing trajectory' to illustrate the expected rate of housing delivery over the plan period, based on the Council's Strategic Housing Land Availability Assessment (SHLAA) for a dwelling stock increase of 4,000 homes between 1st April 2011 and 31st March 2021 – an average of 400 dwellings per annum over a 20-year period.

Option 2 is to continue with an equivalent housing trajectory based on the 2010 Core Strategy document which advocated a dwelling stock increase of 6,300 homes between 1st April 2011 and 31st March 2031 – an average of 315 dwellings per annum over a 20-year period.

Comparative Effects

Both options will ensure the delivery of homes including affordable homes to support the growing population and a mix of housing types will also be delivered. Both options will also 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, as per option 2, 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.

✓ - 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	✓								

Housing Density

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to housing density in new residential and mixed-use development, which does not set a prescribed density or density range but instead lists criteria such as accessibility to local services, space standards, mix of housing, character of development in the immediate area and on-site infrastructure requirements, as factors that should be considered to achieve an appropriate housing density.

Option 2 is to continue with an equivalent version of Core Policy 23: 'Residential Densities', which states that a number of factors will be taken into consideration to decide the appropriate level of housing density on allocated sites. The policy also states that sites not specifically allocated will be judged on their own merits, using the density range 30-50 dwellings per hectare as a guideline.

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

Comparative Effects

All options will provide the homes needed to support the growing population; having no policy on the issue would likely maximise the density of development and bring forward more dwellings, driven by developers, which would make the most efficient use of land. A greater mix of housing will be achieved under options 1 and 2 as high density developments have fewer large dwellings and more flats. Options 1 and 2 will ensure that the Council can set the range of housing types required on each of the allocated sites according to demand in the area and in the case of option 1, in accordance with other policies on housing mix contained within the Plan. Options 1 and 2 will take account of the need for social infrastructure, including levels of open space, in setting appropriate densities for each site. Option 3 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. A high density development could lead to localised noise pollution and social problems under option 3. Options 1 and 2 ensure that density takes account of the size and character of the area, particularly under option 1 where no specific density or density range is prescribed. It

can be difficult to provide SuDS in high density development but option 3 could lead to a reduction in the amount of Greenfield land developed by delivering more dwellings on fewer 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	✓							✓	

Standards for New Housing

Options

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.

Comparative Effects

New homes will be delivered to support the growing population under both options; however option 1 is 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. Option 1 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 would reduce this pollution. Option 1 recognises the need for new dwellings to meet the Lifetime Homes design criteria and other energy efficiency requirements. The space standards stipulated in option 1 will also ensure provision of green amenity space.

✓ - 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	✓								

Housing Layout in Tendring

Options

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.

Comparative Effects

Both 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. The design principles of both options all 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 so therefore produces a more positive impact. However, 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 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	✓				✓	✓			

Backland Residential Development

Options

Option 1 is to include a policy in the Local Plan which sets out the conditions that apply for backland development to be considered appropriate, including ensuring that the development does not result in any proposed or remaining back gardens to fall below the minimum private amenity space standards set out in other policies within the Plan, in addition to the criteria that it should be located within a settlement development boundary, the land is white land, there is no unacceptable loss of amenity space or parking, safe access/egress can be provided, it doesn't involve tandem development, the plot is not awkwardly shaped, development is unlikely to produce a hard urban edge and development is not out of character with its setting.

Option 2 is to continue with an equivalent version of Policy DP2: 'Backland Residential Development' from the 2010 Core Strategy document which supports backland development where the site is located within a settlement development boundary, the land is white land, there is no unacceptable loss of amenity space or parking, safe access/egress can be provided, it doesn't involve tandem development, the plot is not awkwardly shaped, development is unlikely to produce a hard urban edge and development is not out of character with its setting.

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

Comparative Effects

All options will contribute to the provision of new homes and make efficient use of land; a more positive impact will occur under option 3, where housing density would likely increase with backland and tandem development unrestricted. Backland sites are small and would be unlikely to meet the thresholds for affordable housing or deliver a mix of housing types. Backland development would ensure development within settlement development boundaries and will help to reduce the need to travel

by directing development to sites within urban areas where there is a choice of services/facilities. For some sites option 3 will increase noise pollution through possible overdevelopment of the plot and noise and air pollution through an unacceptable access, close to neighbouring properties, with no restrictions on backland and tandem development. Options 1 and 2 will ensure that these issues are addressed and development that increases pollution will not be supported. Options 1 and 2 will ensure that new backland development does not adversely affect residential amenity, which will help to promote social cohesion; this is particularly true for option 1 which includes the criteria that the development must not result in any proposed or remaining back gardens failing below the minimum private amenity space standards prescribed elsewhere in the plan. Option 3 will have the reverse effect. Development of sites used as gardens will increase the risk of surface water flooding through an increase in hard surfaces and reduction in space to hold water. Option 3 will result in a more adverse impact as it will intensify development. Back gardens can have a high biodiversity value and this will be lost through 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 Choice

Options

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.

Comparative Effects

All options regarding housing choice will deliver new dwellings; however, leaving the mix of dwellings to market forces (option 3) will increase viability, which could increase the likelihood of dwellings coming forward for development. Options 1 and 2 request a mix of dwellings to be provided on site; particularly under option 1. Option 3 would be unlikely to deliver a mix of housing to meet the needs of Tendring residents. Option 2 will have a positive impact on the rural economy by allowing affordable dwellings in the countryside as part a rural exceptions policy, as small scale development in the countryside will help to sustain the rural economy. Option 1 should be read in conjunction with other policies proposed in the Plan, whereby rural exception sites are addressed. The provision of a mix of dwellings will help to

promote social cohesion; however, option 3 would be unlikely to deliver a mix of housing types, which would fail to promote social cohesion. Option 2 will allow development on Greenfield land through the support of rural exception schemes.

✓ - 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									

Aspirational Housing

Options

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.

Comparative Effects

All options will deliver a mix of dwellings, however under option 1 and 2, 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, meaning more homes built to a lower housing density. 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, option 1 would give the most positive impact, with a greater proportion of 'aspirational' homes required. Option 1 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; however, homes built in the countryside can increase journeys.

✓ - 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									

Family Housing

Options

Option 1 is to include a policy in the Local Plan which requires that 40% of all new dwellings should be family homes on developments of 10 or more (net) dwellings.

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

Comparative Effects

Both options will deliver a mix of dwellings, however under option 1, which specifically requires family homes, there will be more certainty that this type of dwelling will be delivered. Providing homes for families gives children and young people a chance of a healthy start in life and mixed communities, including young families help to promote social cohesion.

✓ - 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									

Council Housing

Options

Option 1 is to include a policy in the Local Plan which requires that 25% of all new dwellings of developments of 10 or more (net) dwellings will be made available, at a discounted value, for Tendring District Council to purchase and use as Council Housing.

Option 2 is to continue with an equivalent version of Policy DP17 'Affordable Housing in New Developments' from the 2010 Core Strategy document, which required 30% of new housing on sites of 10 or more dwellings to be affordable, of which 80% would be social rented and 20% would be intermediate tenure.

Comparative Effects

Both options will increase the delivery of affordable housing, addressing the needs of the District and will help deliver a mix of dwellings; however under option 1 there will be more certainty that this type of dwelling will be delivered, with lower affordable housing required, which should make development more viable and also allow other housing types to be accommodated. Typically development in the rural areas is small scale- in particular within the Smaller Rural Settlements where housing developments will not exceed 10 dwellings in size- affordable housing/ council housing will not be required. Rural Exception Sites policies should be looked at to tackle this issue. A reduction in the percentage of affordable housing in the form of Council Housing to 25% (option 1) will increase the likelihood of contributions towards infrastructure. Both options will contribute to health and income equality through the provision of affordable housing; with a more positive impact under option 1 where affordable housing, in the form of Council Housing can be properly managed and maintained to ensure that people who have lived and worked in the district, for at least three years, are given priority to this housing, to allow them the opportunity to continue to live and work in the district.

✓ - 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									

Rural Exception Sites

Options

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.

Comparative Effects

All options will contribute to the district's housing provision, including affordable housing provision. Options 1 and 2 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 1 where more rural settlements are included within the policy. The impact under option 3 is uncertain. Under options 1 and 2 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. 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 option 1 where more rural settlements are included within the policy. Rural exception schemes on the edge of settlements largely lead to the loss of Greenfield land, a more negative impact is found under option 1 as under this option 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 and 2 require development to ensure that it has no material adverse impact on landscape. Development should not impact on historic assets as options 1 and 2 also require development to have no adverse impact on the form and character of the settlement it adjoins.

✓ - 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									

Flats, Apartments and Maisonettes

Options

Option 1 is to include a policy in the Local Plan which restricts flats, apartments and maisonettes to locations within town centres and close to railway stations.

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

Comparative Effects

Both options will provide homes to help meet the needs of the growing population and to provide a range of housing types throughout the district. Flats, apartments and maisonettes in their very nature make efficient use of land, particularly in built up locations such as town centres and close to railway stations. Option 1 would ensure increased population in town centres and close to railway stations, which increases the population in town centre locations, enhancing the vitality and viability of these centres. Development close to railway stations and other sustainable modes of transport in town centres will increase the use of sustainable transport methods and reduces greenhouse gas emissions. Additionally, permitting flats, apartments and maisonettes in town centre locations reduces the need to travel anyway, as facilities, services and work will all be located within close proximity. Restricting flats, apartments and maisonettes to town centre locations and close to railway stations prevents flatted development in unacceptable locations which could damage the character of areas, including rural areas; this approach ensures better social cohesion and reduces exclusion.

✓ - 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									

HMOs and Bedsits

Options

Option 1 is to include a policy in the Local Plan which requires planning permission to be sought to prevent overconcentration or unacceptable location of HMOs and bedsits. HMOs and bedsits will only be permitted in defined town centre locations subject to meeting a number of criteria including reaching space standards and provided that their total number of existing and proposed HMO tenancy units and bedsits as a proportion of all residential accommodation would not exceed 10%.

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

Comparative Effects

Both options will help to deliver a mix of housing types to support the growing population. Preventing HMOs and bedsits helps retain hotels and guesthouses which could otherwise be lost to conversions of HMOs and bedsits, option 1 therefore supports the tourism industry and harnesses the district economic strengths. Restricting HMOs and bedsits and ensuring satisfactory space standards will also ensure occupiers will enjoy decent living standards promoting social cohesion under option 1.

✓ - 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	✓								

Single Storey Residential Development (Bungalows)

Options

Option 1 is to include a policy in the Local Plan which restricts single storey residential development to retirement village or extra-care housing schemes; on sites allocated for residential and mixed-use development elsewhere in the plan; on developments of 9 or fewer dwellings where the surrounding development is predominately single-storey; and on developments of 10 or more dwellings where selective plots immediately adjoin the curtilage of existing bungalows.

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

Comparative Effects

Both options will help to deliver a mix of housing types to support the growing population. Restricting single storey residential development only to areas where the development of taller properties may not be appropriate makes efficient use of land through the encouragement of taller buildings in other locations. Option 2 would not restrict the location of bungalows and so would have a negative impact on the efficiency of land.

✓ - 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									

Traveller Sites

Options

Option 1 is to include a policy in the Local Plan which requires 4 additional traveller pitches to be provided in the district between 1st April 2011 and 31st 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 1st April 2011 and 31st March 2031.

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

Comparative Effects

Option 1 will ensure that Tendring provides for the housing needs of gypsies for the Plan period, as identified in the Essex Gypsy and Travellers Accommodation Assessment. 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. The allocation of gypsy sites will reduce the number of unauthorised pitches, which generally lead to social tension and will enable the Council to identify suitable sites with no, or minimal, environmental constraints. 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.

✓ - 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									

Residential Institutions and Care

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's position on the development of new residential institutions, permitting these institutions within settlement development boundaries of Urban Settlements or Key Rural Service Centres; as an integral part of certain residential and mixed-use developments and exceptionally elsewhere where the applicant can demonstrate a locally generated need.

Option 2 is to continue with an equivalent version of Policy DP20 'Residential Institutions and Care' from the 2010 Core Strategy document, which only permits specialist accommodation within defined settlements that offer an appropriate range of facilities and services. Further, the institution will meet a local need and will not affect tourism.

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

Comparative Effects

All options will provide accommodation to meet the needs of specialist groups within the district. Specialist accommodation provides jobs and requiring such accommodation to be located in settlements (under options 1 and 2) will ensure that workers have good access to the site. Option 2 will protect the tourism industry by ensuring that proposals for residential institutions do not affect the tourist image of the site in question. Options 1 and 2 will reduce the need to travel by ensuring that specialist accommodation is acceptable in accessible locations, where sustainable travel is a genuine option. All options will contribute to health equality as they will allow specialist accommodation for specialist care for the sick, disabled and elderly. Options 1 and 2 will promote social cohesion and protect Greenfield land by ensuring that specialist accommodation is located within existing communities provided with a range of services/ facilities unless evidence suggests a locally generated need. Option 3 is also likely to protect Greenfield land as other policies within the plan ensure that development is directed towards settlements.

✓ - 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									

Living Accommodation for Family Members

Options

Option 1 is to include a policy in the Local Plan which supports living accommodation for family members within the curtilage of a residential property where the applicant

can demonstrate that the accommodation is needed for members of the household concerned; the proposal is of high quality of design and meets space requirements set out elsewhere in the plan; and conditions or legal agreements are entered into to ensure the accommodation cannot be used, or sold on, as a separate property to the original dwelling house.

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

Comparative Effects

Providing living accommodation for family members within the curtilage of a residential dwelling under option 1, helps to meet the housing needs of the District, as young people in need of housing may be finding it difficult to get onto the housing ladder in difficult economic times and older relatives can be cared for within the curtilage of the family home, which is particularly important with an increasingly ageing population. This makes efficient use of land, as this living accommodation will be built within the existing curtilage of a residential dwelling and this can also help to contribute to health and income equality, promoting social cohesion by allowing people to stay within their existing communities.

✓ - 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									

Community Facilities

Options

Option 1 is to include a policy in the Local Plan which seeks to secure new community facilities as part of the mixed-use development proposals contained elsewhere in the Plan and to protect existing community facilities by only permitting proposals for redevelopment or changes in use of community facilities when the use is no longer economically viable; is genuinely redundant; and where the site cannot be used or converted for any other community facility; or the facility or service which will be lost will be met by an easily accessible existing or new facility within 1,600 metres of the premises concerned.

Option 2 is to continue with equivalent versions of Core Policy 20 'Community Facilities' and Policy DP15: 'Protection of Existing Community Facilities from the 2010 Core Strategy document, with fewer community facilities listed than covered under option 1 and the criteria that proposals for redevelopment or changes in use of community facilities will only be permitted where the facility or service which will be lost will be met by an easily accessible existing or new facility within 800 metres of the premises concerned.

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

Comparative Effects

Requiring new community facilities as part of development and retaining community facilities will help to ensure that employment opportunities remain accessible to centres of population. Whilst community facilities are important to everyone in the district those living and working in a rural settlement generally rely on local facilities more than urban dwellers/workers. Community facilities in rural areas can provide

jobs for local residents, reducing the need for them to travel and reducing greenhouse gases. The provision of new, improvement and retention of community facilities will therefore help to sustain the rural community. A more positive impact on employment opportunities is found under option 1, as more community facilities are considered under this option than option 2. Under the no policy option community facilities may not be secured and so future residents will be required to travel outside of their neighbourhood to access community facilities. Indeed, the retention of community facilities will reduce the need to travel greater distances for such facilities and reduce reliance on the car. A more positive impact will occur under option 2, which refers to facilities needing to be available over a shorter distance. The provision of community facilities as part of development and improvement and retention of existing facilities will ensure that social infrastructure is provided. Under the no policy option some community facilities, e.g. libraries and places of worship may not be provided as they are not covered by other policies. Community facilities are important for social cohesion as they provide a place for people to meet. Village shops and public houses in particular are important for social cohesion and without a policy requiring facilities as part of development and protecting their loss they would be unlikely to be delivered.

✓ - 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									

Green Infrastructure

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to maintaining, enhancing and protecting green infrastructure, including identifying quality standards for the provision of green infrastructure in the district based on the Council's 2009 Open Spaces Strategy.

Option 2 is to continue with an equivalent version of Core Policy 11 'Green Infrastructure' from the 2010 Core Strategy document, including different quality standards for the provision of green infrastructure.

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

Comparative Effects

Green infrastructure will be provided under all options, indeed under the no policy option green infrastructure will be secured through other policies in the plan, which require a percentage of open space and improved cycle/pedestrian linkages. Whilst all options will result in the creation of public open space as part of development, the most positive impact will be under option 1, where higher quality standards are required. Under the no policy option existing open spaces may not be retained. Sustainable travel will increase through the provision of safe routes for walking and cycling. Green infrastructure can reduce levels of air pollution through the promotion of sustainable travel, and protect groundwater levels and soil quality and can also provide areas of accessible green space to allow the dispersal of species. The provision of strategic green infrastructure can reduce recreational pressure on international sites within the district.

✓ - 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				✓			✓	✓	

Playing Pitches and Outdoor Sports Facilities

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to maintaining, enhancing and protecting playing pitches and outdoor sports facilities, including identifying quality standards that the Council will seek to achieve based on the Council's 2009 Open Spaces Strategy.

Option 2 is to continue with an equivalent version of Core Policy 21 'Playing Pitches and Outdoor Sports Facilities' from the 2010 Core Strategy document including different quality standards for the provision of playing pitches and outdoor facilities.

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

Comparative Effects

Options 1 and 2 will protect existing and create new playing pitches and outdoor sports facilities, with a more positive impact under option 1 due to the different quality standards. Under option 3 facilities are likely to be improved as part of the Council's Leisure Services, however facilities may not be retained and new facilities may not be created. Providing playing pitches and outdoor sports facilities as part of development and protecting existing pitches will also reduce the need to travel under options 1 and 2 and contribute to healthy lifestyles.

✓ - 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									

Indoor Sports Facilities

Options

Option 1 is to include a policy in the Local Plan which supports proposals for new indoor sports facilities subject to meeting the requirements of other policies within the Plan.

Option 2 is not to include a policy on this issue and instead rely just on the protection of indoor sports facilities through Policy PEO18 'Community Facilities' which protects community facilities.

Comparative Effects

Option 1 will reduce the need to travel to indoor sports facilities by providing support for new facilities. Option 2 will protect existing indoor sports facilities through Policy

PEO18- Community Facilities, which protects community facilities. Option 1, however, will have a more positive impact in relation to the creation of public spaces as it supports the provision of new facilities. The provision of new indoor sports facilities will contribute to healthy lifestyles.

✓ - 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									

Green Infrastructure in New Residential Development

Options

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.

Comparative Effects

Both options 1 and 2 will ensure the delivery of public open space as part of new development through financial contributions (and CIL in option 1). The provision of open space as part of new development will reduce the need to travel far for recreation and will promote biodiversity and reduce the need for people to visit environmentally protected sites for leisure. Open space can reduce the fear and incidence of crime by making an area more attractive and encouraging social interaction. Open space also protects soil and groundwater quality and options 1 and 2 will also help to reduce the risk of surface water flooding and allow the dispersal of species.

✓ - 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									

Children's Play Areas

Options

Option 1 is to include a policy in the Local Plan which requires children's play areas to be protected and new areas provided as part of development. Standards of 0.35ha per 1000 dwellings within 400m from any home for younger children and 0.23ha per 1000 dwellings within 1000m from any home for older children are set.

Option 2 is to continue with an equivalent version of Core Policy 22 'Children's Play Areas' from the 2010 Core Strategy document, requiring children's play areas to be protected and new areas provided as part of development. Standards of 0.15ha per 1000 people within 400m from any home for younger children and 0.1ha per 1000 people within 1000m from any home for older children are set.

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

Comparative Effects

Options 1 and 2 will protect existing and create new children's play areas. Under option 3 facilities are likely to be improved as part of the Council's Leisure Services, however facilities may not be retained and new facilities may not be created. The provision of new children's play areas will help in the educational development of children and reduce the need to travel to children's play areas by providing new areas as part of development and protecting existing areas. The provision of new children's play areas will also contribute to healthy lifestyles and help children learn social skills.

✓ - 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									

Cemeteries and the Crematorium

Options

Option 1 is to include a policy in the Local Plan which allocates and safeguards future expansion of the Weeley Crematorium and the cemeteries at Burrs Road, Clacton, Main Road, Dovercourt, Kirby Road, and Kirby Cross. The policy also states that other proposals for new cemeteries and burial places and extensions to existing facilities will be supported subject to consideration against other policies in the Plan.

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

Comparative Effects

Option 1 will ensure land is allocated and safeguarded for the future expansion of cemeteries and the crematorium and will also support proposals for new facilities and extensions to existing facilities, which provides important infrastructure for the District's communities. Option 2 would still see the operation of these existing facilities in their current form, however, the expansion of these services would not be safeguarded as under option 1. Cemeteries in the Local Plan are shown as and protected as green infrastructure, under option 1, providing public space for the community.

✓ - 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									

Development and Flood Risk

Options

Option 1 is to include a policy in the Local Plan which requires all development proposals within flood zones 2 and 3 or elsewhere involving sites of 1 hectare or more to be accompanied by a Flood Risk Assessment. The policy also details the sequential and exception test and how these tests will be applied, including how the exception test must be passed for development proposals within regeneration areas where the presumption that planning permission would otherwise be refused due to risk of flooding.

Option 2 is to continue with an equivalent version of Core Policy 7 'Flood Risk, Coastal Change and Water Conservation' from the 2010 Core Strategy document which requires the flood risk sequential test to be applied at the settlement level; water efficiency measures to be introduced in accordance with the code for sustainable homes; sustainable drainage systems (SuDS) to be incorporated into every development and justification given for non-inclusion; support given to agricultural reservoirs and regard had to the Shoreline Management Plan.

Option 3 is not to include a policy on this issue and to rely on guidance as set out in the National Planning Policy Framework and other relevant national policy instead.

Comparative Effects

All options relate to protecting development from flooding. Options 1 and 2 will also help to ensure that the district's regeneration areas come forward for redevelopment. Walton, Harwich and Jaywick, three of the districts regeneration areas, are within areas of high flood risk. Under the no policy option the sequential test would be applied at the district level, which would make it unlikely that development could be justified in these areas as there would be available areas at lesser flood risk elsewhere in the district. Under options 1 and 2 the sequential test will be applied at settlement level, this is more realistic and compliant with other planning objectives, such as directing development to accessible areas and the re-use of previously developed land, and will help to ensure that development can come forward in regeneration areas. Option 1 produces a more positive impact as the policy specifically mentions that development will be directed towards sites at the lowest risk of flooding unless they involve development on land specifically allocated for development within the plan or land within a priority area for regeneration (although the proposals would have to meet the exception test). The incorporation of SuDS in new development will reduce levels of groundwater pollution, under option 2. Under option 1, SuDS are not referred to, as another policy in the plan relates to this issue. Option 2 requires SuDS to be incorporated into all development and justification given for their non-inclusion. Whilst SuDS are likely to be required as part of development under the no policy option through the application of the NPPF a more positive impact will occur under option 2 through the requirement for justification if SuDS are not used. Water efficiency measures are supported and again these will also come forward under the no policy option, as measures will be required as part of the code for sustainable homes.

✓ - 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									

Coastal Protection

Options

Option 1 is to include a policy in the Local Plan which supports the implementation of the Shoreline Management Plan and helps to maintain the character of the undeveloped coastline through the provision of a Coastal Protection Belt whilst also avoiding development in vulnerable coastal areas by refusing planning permission for developments that do not have a compelling functional or critical operational need for development.

Option 2 is to continue with an equivalent version of Core Policy 7 'Flood Risk, Coastal Change and Water Conservation' from the 2010 Core Strategy document which requires the flood risk sequential test to be applied at the settlement level; water efficiency measures to be introduced in accordance with the code for sustainable homes; sustainable drainage systems (SuDS) to be incorporated into every development and justification given for non-inclusion; support given to agricultural reservoirs and regard had to the Shoreline Management Plan.

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

Comparative Effects

Options 1 and 2 protect against coastal change and the impact of flooding associated with coastal change by preventing development in vulnerable coastal areas. Option 1, also contains criteria to ensure access to the undeveloped coastline/ shoreline for the benefit of visitors and residents alike, supporting the Coastal Protection Belt. Option 1 also protects and maintains landscape quality by ensuring that the undeveloped coast is protected.

✓ - 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									

Water Conservation, Drainage and Sewerage

Options

Option 1 is to include a policy in the Local Plan which requires new development to include SuDS within their proposals and also provides a proactive approach to ensure sufficient fresh water supply and sewerage capacity.

Option 2 is to continue with an equivalent version of Core Policy 7 'Flood Risk, Coastal Change and Water Conservation' from the 2010 Core Strategy document which requires the flood risk sequential test to be applied at the settlement level; water efficiency measures to be introduced in accordance with the code for sustainable homes; sustainable drainage systems (SuDS) to be incorporated into every development and justification given for non-inclusion; support given to agricultural reservoirs and regard had to the Shoreline Management Plan.

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

Comparative Effects

Options 1 and 2 require SuDS to be incorporated into all development and justification given for their non-inclusion. Whilst SuDS are likely to be required as part of development under the no policy option through the application of the NPPF a more positive impact will occur under options 1 and 2 through the requirement for justification if SuDS are not used. Water efficiency measures are supported and again these will also come forward under the no policy option, as measures will be required as part of the code for sustainable homes. Agricultural reservoirs are permitted development where there is a reasonable requirement for a reservoir on the farm holding and so in regards to this issue there is no difference between the options. The incorporation of SuDS in new development will reduce levels of groundwater pollution. Unacceptable levels of wastewater is one of the key issues likely to affect the integrity of the international sites within the district. If development takes places without the necessary wastewater infrastructure in place to ensure that the wastewater can be dealt with the integrity of international sites is likely to be adversely affected. Option 1 includes reference to the need for development to ensure that wastewater can be dealt with within the confines of existing consents, which reduces the negative effects on biodiversity and environmentally protected 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									

Nature Conservation and Geo-Diversity

Options

Option 1 is to include a policy in the Local Plan which explains that international and national sites will be protected in accordance with legislation and local sites and other nature conservation interests will be protected unless it can be clearly demonstrated that there are reasons for the proposal, which outweigh the need to safeguard the nature conservation value of the site. The applicant must demonstrate that there are no reasonably available alternative sites, which would result in no or less harm to nature conservation, in the case of local sites and in the absence of alternatives must ensure appropriate mitigation measures and opportunities for enhancement. This option also states that planning permission will be refused for development that would cause demonstrable harm to protected woodlands, trees and hedgerows or conditions will be imposed requiring the developer to secure their protection.

Option 2 is to continue with an equivalent version of Core Policy 8 'Nature Conservation and Geo-Diversity' from the 2010 Core Strategy document which similarly to option 1 explained that international and national sites will be protected in accordance with legislation and local sites and other nature conservation interests will be protected unless it can be clearly demonstrated that there are reasons for the proposal, which outweigh the need to safeguard the nature conservation value of the site, however, without mention of protected woodlands, trees and hedgerows.

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

Comparative Effects

Options 1 and 2 will preserve international, national and local nature conservation interests. Under the no policy option international and national sites will be protected by legislation; however drawing attention to these sites in this policy will help to ensure that they are protected and not overlooked. Additionally, option 1 also recognises the importance of protecting protected woodland, trees and hedgerows. The no policy option will fail to protect local wildlife sites, local nature reserves and other nature conservation interests. Furthermore, options 1 and 2 will lead to habitat enhancement and creation, although this is unlikely to be the case for every development. Options 1 and 2 also recognise the importance of the Essex Biodiversity Action 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									

The Countryside Landscape

Options

Option 1 is to include a policy in the Local Plan which requires the protection of the Dedham Vale AONB, supports tourist facilities within the AONB and area proposed as an extension to the Suffolk Coast and Heaths AONB and requires development to have regard to the Landscape Character Assessment and also requires landscape character to be protected and where possible enhanced.

Option 2 is to continue with an equivalent version of Core Policy 10 'The Countryside Landscape' from the 2010 Core Strategy document, which requires the protection of the Dedham Vale AONB, supports tourist facilities within the AONB and area proposed as an extension to the Suffolk Coast and Heaths AONB; protects the coastal protection belt and requires development to have regard to the Landscape Character Assessment.

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

Comparative Effects

Options 1 and 2 protect the countryside landscape and also contribute to the tourist industry by making it clear that the Council will support tourist facilities and visitor centres within the Dedham Vale AONB and proposed extension to the Suffolk Coast and Heaths AONB. The impact under the no policy option is uncertain as tourist development may not be supported owing to the general presumption against development in the countryside and protection from development afforded to the AONB. Tourist proposals in these areas will enhance the rural economy. However, supporting tourism proposals and therefore increasing public access in this area may adversely affect the integrity of the international site through increased recreational disturbance. Under option 1, biodiversity, historic assets and landscape quality will be protected and where possible enhanced and it will have a more positive impact on landscape quality as it sets out detailed criteria, which will ensure that various aspects of the landscape are assessed as part of development proposals.

✓ - 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									

The Historic Environment

Options

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.

Comparative Effects

All options will protect historic assets, 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. However, options 1 and 2 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. Registered Parks and Gardens will also be protected as heritage assets, by refusing planning permission for development likely to affect them. Option 2 states 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. 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, again, 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.

✓ - 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		✓			✓				

Conservation Areas

Options

Option 1 is to include a policy in the Local Plan which sets out the criteria that will need to be met for development in conservation areas, including having regard to Conservation Area Appraisals and adopted Conservation Area Management Plans.

Option 2 is to continue with an equivalent version of Policy DP7 'Development in Conservation Areas' from the 2010 Core Strategy document which sets out the criteria that will need to be met for development in conservation areas.

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

Comparative Effects

Whilst conservation areas are statutorily protected the inclusion of a policy as per options 1 and 2 ensure that the different aspects that make a conservation area unique are carefully considered as part of all development proposals. Options 1 and 2 will also ensure that important open spaces within a conservation area, including gardens, roadside banks and verges are protected. Whilst climate change objectives can conflict with the conservation of the historic environment applications within conservation areas (and indeed elsewhere in the district) should seek to reduce carbon dioxide emissions. Development in conservation areas can provide opportunities for enhanced energy efficiency, improved resilience to weather, greater renewable energy and sustainable drainage and use of water. Considering these issues as part of development rather than as stand alone projects can help to ensure that they are sympathetic to the character and appearance of the conservation area and applicants should be required to demonstrate that they have considered such measures.

✓ - 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									

Listed Buildings

Options

Option 1 is to include a policy in the Local Plan which sets out the criteria that applications affecting listed buildings (or structure) or its setting (including buildings or structures within the historic curtilage of the listed building or structure) will need to comply with.

Option 2 is to continue with an equivalent version of Policy DP8 'Development Affecting Listed Buildings' from the 2010 Core Strategy document which sets out the criteria that applications affecting listed buildings or its setting will need to comply with.

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

Comparative Effects

All options will protect and enhance listed buildings. The most positive impact will occur under option 1 which will clearly set out the main considerations that proposals affecting listed buildings and structures (and its setting- including buildings or structures within the historic curtilage of the listed building or structure) will need to address. Whilst climate change objectives can conflict with the conservation of the historic environment applications relating to listed buildings should seek to reduce carbon dioxide emissions. Development can provide opportunities for enhanced energy efficiency, improved resilience to weather, sustainable drainage and use of water and possibly even renewable energy. In addition, keeping a listed building in use reduces consumption of building materials and energy and reduces waste.

✓ - 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									

Enabling Development

Options

Option 1 is to include a policy in the Local Plan which outlines the Council's position on enabling development, where proposals will only be permitted where it can be demonstrated the benefits of allowing such development to secure the future conservation of a heritage asset outweigh the disbenefits of departing from other policies contained in the Plan, with each proposal considered on its merits.

Option 2 is not to include a policy on this issue but instead rely on supplementary guidance prepared by English Heritage to determine the suitability of enabling development proposals.

Comparative Effects

Option 1 ensures that historic assets are protected for future generations and enhanced where securing the future of a heritage asset outweighs the disbenefits of departing from other policies within the plan. Supplementary guidance from English Heritage would also have a positive impact on securing the future of heritage assets; however, the impact would be less certain without a policy within the plan. Option 1 could promote the regeneration and rejuvenation of areas within the District, perhaps helping to restore a historic building at risk. Without this policy the impact is less certain.

✓ - 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									

Renewable Energy Installations

Options

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.

Comparative Effects

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. Option 1 supports onshore and offshore wind farm proposals, which in turn will be supported by development at the ports. Encouraging renewable energy installations aids a reduction in greenhouse gas emissions and pollution, through the reduction in the use of fossil fuels. Additionally the policy under option 1 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. 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, option 1 creates the most positive impact under this objective as renewable energy scheme will be more certain to come forward. Under option 1 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 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									

Regeneration at Clacton Town Centre and Seafront

Options

Option 1 is to include a policy in the Local Plan which sets out the Council’s approach to development and regeneration in Clacton town centre and Seafront.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 will result in a positive impact on harnessing the economic strengthens of the district by regenerating Clacton Town Centre and Seafront. Identifying the Council’s approach to development and regeneration in Clacton town centre and seafront will also attract different investment opportunities and this in turn will enhance the tourist economy and vitality and viability of the town centre. Regeneration initiatives will address deprivation issues and seek to increase educational attainment and provide more jobs. Clacton, as one of the most deprived areas of the district, will particularly benefit from identified regeneration opportunities. In addition, regeneration will improve social infrastructure and services and tackling levels of deprivation will also improve the public realm will reduce the fear and

incidence of crime. A mix of housing will be delivered in the Clacton Town Centre and Seafront regeneration area under option 1. Housing growth is also expected under option 2, particularly as Clacton is the District's largest town. Employment opportunities in this location will be accessible to a centre of population within the District, as Clacton is the District's largest town. Option 1 will also contribute to health and income equality and promote social cohesion. Directing investment to Clacton will reduce the amount of Greenfield land that needs to be released for development and thereby protect landscape character and biodiversity. However, Brownfield sites that have been vacant for some time can have high biodiversity value and so care must be taken to ensure that regeneration proposals do not adversely affect biodiversity. Clacton Town Centre and Seafront are important historic areas and are recognised as such through conservation area designations. Regeneration under option 1 will also involve the re-use of previously developed land and buildings.

✓ - 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	✓								

Clacton Town Centre

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to promoting economic growth and continued vitality and viability in Clacton Town Centre.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Defining Clacton Town Centre, its Primary Shopping Area, Primary Frontage and Secondary Frontage 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 Clacton's retail centre, there will be some ambiguity over the boundary of the centre. Option 1 will promote social cohesion by ensuring that Clacton's Town Centre is protected for economic growth and that its vitality and viability is promoted. Directing town centre uses to Clacton's existing centre will protect Greenfield land from out of centre developments. Option 1 supports the use of upper floor accommodation for residential use, providing homes to help meet the needs of the district, provided it does not jeopardise the practical operation of ground floor businesses.

✓ - 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									

Creation of a Civic Quarter

Options

Option 1 is to include a policy in the Local Plan which identifies land and premises in Station Road, Carnarvon Road and the High Street as an opportunity site for

comprehensive or phased mixed-use development and the creation of a ‘Civic Quarter’- a focus for the provision of public services.

Option 2 is to not identify any specific site proposals.

Comparative Effects

The creation of a Civic Quarter would rejuvenate Clacton Town Centre and create a functional space for public services; this would promote development in the centre of Clacton, making employment opportunities accessible to residents. Redevelopment, re-use and public realm improvements would regenerate the area and encourage inward investment to the centre of Clacton. Under the no policy option, the impact, location and appropriate type of development is less certain. Option 1 encourages the grouping of civic services, reducing the need for people to travel to use these different services. This option also encourages safe pedestrian linkages throughout the area and links to the railway station, which supports more sustainable modes of transportation. Under option 2 the effect on transport growth is less certain as services may not be located in such close proximity. The creation of a Civic Quarter ensures important social infrastructure and public services are provided, including for example business, financial and professional services, car parking and a theatre. Under the no policy option the likelihood is that these services would still be provided however, the most positive impact would be under option 1, where these services could be provided most effectively in close proximity. Option 1 also seeks to provide a ‘civic square’ as an important public space. The creation of a Civic Quarter and associated mixed-use development will therefore promote social cohesion and inclusion, providing important services effectively within close proximity to one another. This development is on Brownfield land and so will therefore help protect Greenfield land outside of the town.

✓ - 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									

Expansion of Waterglade Retail Park

Options

Option 1 is to include a policy in the Local Plan which identifies the Waterglade Retail Park and adjoining gasworks and waterworks as an opportunity site for comprehensive or phased mixed-use development which could comprise shops, restaurants and cafes, business, a hotel and leisure services.

Option 2 is to not identify any specific site proposals.

Comparative Effects

The expansion of the Waterglade Retail Park would expand Clacton’s retail offer and rejuvenate Clacton Town Centre encouraging inward investment into Clacton. Tourism would also be positively affected through the possible provision of a hotel and leisure facilities at the site. Under the no policy option employment opportunities and the vitality and viability of the town centre would continue due to the existing offer at the Waterglade Retail Park, however, a more positive impact would be found under option 1, where this retail offer would be expanded. Option 1 encourages high quality public space as part of the development and as this development is on

Brownfield land it will help protect Greenfield land outside of the town from 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									

Warwick Castle Market Site

Options

Option 1 is to include a policy in the Local Plan which identifies the Warwick Castle Market Site as an opportunity site for comprehensive or phased mixed-use development which could comprise shops, restaurants and cafes, business, a hotel, leisure services and financial and professional services.

Option 2 is to not identify any specific site proposals.

Comparative Effects

The redevelopment of the Warwick Castle Market Site would expand Clacton's retail and business development and rejuvenate Clacton, encouraging inward investment into Clacton. Tourism would also be positively affected through the possible provision of a hotel and leisure facilities at the site. Under the no policy option it is uncertain whether the town's economic strengths would be effectively harnessed, as the level, location and type of development in the town would be difficult to predict. Option 1 encourages pedestrian and cycle routes through this part of Clacton and also seeks the enhancement of bus and taxi facilities. Under the no policy option improvements to these more sustainable modes of transport may not be prioritised as they are under option 1. Option 1 also encourages high quality public space as part of the development and as it is on Brownfield land it will help to protect Greenfield land outside of the town from 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									

Development in Jackson Road

Options

Option 1 is to include a policy in the Local Plan which identifies land and premises in Jackson Road as an opportunity site for comprehensive or phased mixed-use development which could comprise shops, restaurants and cafes, financial and professional services, offices and a multi-storey car park.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Development at Jackson Road would expand Clacton's retail and service offer and rejuvenate Clacton, encouraging inward investment into Clacton. Under the no policy option it is uncertain whether the town's economic strengths would be effectively

harnessed, as the level, location and type of development in the town would be difficult to predict. Option 1 encourages high quality public space as part of the development. This development is also on Brownfield land and will help protect Greenfield land outside of the town from 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									

Rejuvenating the Station Gateway

Options

Option 1 is to include a policy in the Local Plan which identifies land and premises at and adjoining Clacton Railway Station as an opportunity site for comprehensive or phased mixed-use development which could comprise shops, restaurants and cafes and financial and professional services.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Development at Clacton Railway Station would expand Clacton's retail and service offer and rejuvenate Clacton, encouraging inward investment into Clacton. Under the no policy option it is uncertain whether the town's economic strengths would be effectively harnessed, as the level, location and type of development in the town would be difficult to predict. Encouraging development close to Clacton Railway Station will encourage more sustainable journeys by rail. Option 1 also seeks to enhance pedestrian and cycle links between the station and other areas in the town, promoting sustainable modes of transport further. Option 1 encourages high quality public space as part of the development. This development is on Brownfield land and will also help to protect Greenfield land outside of the town from 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									

Atlanta Café

Options

Option 1 is to include a policy in the Local Plan which safeguards the Atlanta Café for restaurant and café use.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Safeguarding the Atlanta Café for restaurant/ café use will help to regenerate this prominent restaurant/ café situated in the core visitor area of the town, which in turn will contribute positively to the tourism industry. The Atlanta has the potential opportunity to become a flagship for regeneration along Clacton's seafront, encouraging inward investment into the area and the town itself, enhancing the

town's vitality and viability. Under the no policy option the café would probably continue in its current form as a café, but without the benefits of redevelopment of this site in relation to the rejuvenation of this part of the town.

✓ - 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									

Anglefield Cliff-Side Hotel Proposal

Options

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.

Comparative Effects

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.

✓ - 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									

Regeneration in Brooklands, Grasslands and the Village, Jaywick

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to development in Brooklands, Grasslands and the Village, Jaywick, including for example only permitting new residential development in these areas when the dwellings comprise at least two storeys, with no bedrooms on the ground floor; the design, layout and materials will ensure that the dwellings will be resilient in the event of a flood; and that the development achieves other requirements of residential development set out elsewhere in the Plan.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Allowing development in Brooklands, Grasslands and the Village of Jaywick, albeit subject to certain criteria, will help promote regeneration in this area of the District, the most deprived area of the country. This will in turn lead to increased levels of inward investment. Under the no policy option and therefore with no intervention, it is likely this area will suffer further deprivation. Option 1 will support residential development to support the growing population, subject to strict criteria, in areas where the building of dwellings and extensions to existing dwellings has previously

been prevented or discouraged due to issues of flood risk. Under the no policy option it is likely that more of the housing stock in Brooklands, Grasslands and the Village will become inhabitable due to restrictions on development. Through better quality, safer residential dwellings and by allowing commercial development in these areas, this will bring about equality in relation to health and income. These improvements will also have a positive affect on social cohesion and inclusion, reducing deprivation. Certain criteria is stipulated under option 1 to ensure the design, layout and materials for dwellings in the Brooklands, Grasslands and Village area of Jaywick will be resilient in the event of a flood. The risk of flooding is high in Jaywick and the measures in the Policy under option 1 hope to minimise the risk of flooding to people and properties.

✓ - 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									

Martello Bay Watersports Centre

Options

Option 1 is to include a policy in the Local Plan which allocates land at Martello Bay, east and south of the Coastguard Station for a mix of leisure and tourism related development and associated specialist retail facilities.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 will promote regeneration by actively encouraging tourism through the provision of a water sports centre, 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 and so the exclusion of this policy will have little effect. However, the inclusion of a policy to actively promote a new tourist facility in the district will have a more positive impact. The promotion of tourism will also enhance the vitality and viability of the town centre. Under option 1 the water sports centre would also include shower and changing facilities for use by schools and community groups as well as the general public. Without a policy on this issue these facilities are unlikely to come forward. The allocation of a water sports activity centre will provide these new facilities for children, community groups and the general public, which will help to promote inclusion and support a sense of community for all sectors of the community.

✓ - 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									

Development at Rouses Farm, Jaywick Lane

Options

Option 1 is to include a policy in the Local Plan which allocates a mixed-use development at Rouses Farm, Jaywick Lane comprising residential development, community facilities and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing at Rouses Farm, Jaywick Lane; 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. As Clacton is the district's largest settlement, high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. This development will provide a single-form entry primary school with commensurate early years and childcare facilities and contribute financially towards minor expansion of existing permanent facilities as well as contribute to the creation of an athletics track at the Clacton Coastal Academy. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where requirements for education, healthcare and sewerage treatment works capacity are specified. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Option 1 also requires a purpose built medical centre to meet primary health care needs of the growing population in West Clacton. Option 1 requires a minimum of 20 hectares to be used for green infrastructure, incorporating landscaping, open space and sustainable drainage systems. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Improvements to wastewater infrastructure are required under option 1, to accommodate the additional dwellings.

✓ - 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			✓						

Development South of Clacton Coastal Academy, Jaywick Lane/Rush Green Road

Options

Option 1 is to include a policy in the Local Plan which allocates residential development south of Clacton Coastal Academy, Jaywick Lane/ Rush Green Road.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for housing south of Clacton Coastal Academy; 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. As Clacton is the district's largest settlement, high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. Infrastructure and services will be delivered as part of the development to ensure that new housing does not place pressure on existing services (as part of the Rouses Farm development). Furthermore, additional policies in the Local Plan refer to the need for services/infrastructure to be delivered as part of residential development. The most positive impact is shown under option 1 where requirements for education, healthcare and sewerage treatment works capacity are specified as part of the Rouses Farm development. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Improvements to wastewater infrastructure are required under option 1, to accommodate the additional dwellings.

✓ - 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									

Development East of Rush Green Road

Options

Option 1 is to include a policy in the Local Plan which allocates land for residential development and open space east of Rush Green Road and south of Plane View Close.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for housing east of Rush Green Road; 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. As Clacton is the district's largest settlement, high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more

retailers. Infrastructure and services will be delivered as part of the development to ensure that new housing does not place pressure on existing services (as part of the Rouses Farm development). Furthermore, additional policies in the Local Plan refer to the need for services/infrastructure to be delivered as part of residential development. The most positive impact is shown under option 1 where requirements for education, healthcare and sewerage treatment works capacity are specified as part of the Rouses Farm development. Option 1 also requires a minimum of 20 hectares of adjoining agricultural land to be used for public space/ green infrastructure to help strengthen the gap between Clacton and Jaywick. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Improvements to wastewater infrastructure are required under option 1, to accommodate the additional dwellings.

✓ - 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									

Development East of Thorpe Road

Options

Option 1 is to include a policy in the Local Plan which allocates land east of Thorpe Road, north of Oakwood Business Park for residential development, employment-related development, community facilities and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing east of Thorpe Road; 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. As Clacton is the district's largest settlement, high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. In addition option 1 allocates employment related development, located in close proximity to existing employment sites, which will help to encourage inward investment. The mixed-use development allocated under option 1, including residential and employment-related development, reduces the need for people to travel to work and to use community facilities. The affects of this objective under option 2 is less certain as services may not be located in such close proximity. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1

where community facilities and public open space are specifically allocated. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									

Development South of Centenary Way

Options

Option 1 is to include a policy in the Local Plan which allocates land for residential development south of Centenary Way.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for residential development south of Centenary Way; 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. As Clacton is the district's largest settlement, high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Option 1 requires the provision of sustainable drainage systems or other alternative engineering solutions to eliminate surface water flooding. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									

Development at Gainsford Avenue

Options

Option 1 is to include a policy in the Local Plan which allocates land off Gainsford Avenue for residential development, public open space and a new sports pavilion.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for development including housing at Gainsford Avenue; 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. As Clacton is the district’s largest settlement, high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district’s town centres will increase the amount of spending and attract more retailers. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where community facilities such as a new sports pavilion and public open space are specifically allocated. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. The provision of a new sports pavilion could also encourage residents to undertake physical activity, which in turn would contribute to healthier communities and stronger community spirit. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									

The Gardens Area of Special Character

Options

Option 1 is to include a policy in the Local Plan which protects ‘The Gardens’ area of east Clacton as an area of special character, ensuring the Arcadian character of the area is preserved by ensuring that it remains an area of large detached houses on spacious plots in a well-landscaped setting.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 will protect historic assets and the special character of ‘the Gardens’ area, by preventing development which could detract or destroy this area of special character. The no policy option, option 2, could have a negative affect in relation to this objective as without such a policy this special character area could deteriorate and be lost, particularly as the area has no nationally recognised designation (for example as a Conservation Area) and therefore no nationally set protections. Option 1 will safeguard and maintain the amenity open space areas within ‘The Gardens’, preventing development that would damage or reduce these important public spaces.

Without such a policy these public spaces could deteriorate and their special character lost. Option 1 also considers the importance of protecting fine trees in ‘the Gardens’ through tree preservation orders.

✓ - 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									

Regeneration in Harwich Old Town

Options

Option 1 is to include a policy in the Local Plan which sets out the Council’s approach to development and regeneration in Harwich Old Town.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Employment opportunities in this location will be accessible to a centre of population within the District, Harwich being one of the larger centres in the district. Option 1 will result in a more positive impact than option 2 as it seeks to regenerate Harwich Old Town. Identifying the Council’s approach to development and regeneration in Harwich Old Town will also attract different investment opportunities and this in turn will enhance the tourist economy and vitality and viability of the town centre. Indeed, under option 1, the policy seeks to specifically support new and improved tourism and leisure facilities, including a small boat harbour/ water-based recreation and marina facility at Gas House Creek. Regeneration initiatives will address deprivation issues and seek to increase educational attainment and provide more jobs. Parts of Harwich are some of the most deprived areas of the district and will particularly benefit from identified regeneration opportunities. Tackling levels of deprivation and improving the public realm will reduce the fear and incidence of crime and regeneration will improve social infrastructure and services. A mix of housing will be delivered in the Harwich Old Town regeneration area under option 1. Housing growth is also expected under option 2, particularly as Harwich is one the District’s largest towns. Option 1 will contribute to health and income equality and promote social cohesion. Directing investment to Harwich will reduce the amount of Greenfield land that needs to be released for development and thereby protect landscape character and biodiversity. However, Brownfield sites that have been vacant for some time can have high biodiversity value and so care must be taken to ensure that regeneration proposals do not adversely affect biodiversity. Harwich is an important historic area and is recognised as such through a conservation area designation. Regeneration under option 1 will also involve the re-use of previously developed land and buildings.

✓ - 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	✓								

Regeneration in Dovercourt

Options

Option 1 is to include a policy in the Local Plan which sets out the Council’s approach to development and regeneration in Dovercourt Town Centre and adjoining areas.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Employment opportunities in this location will be accessible to a centre of population within the District, Dovercourt being part of one of the larger centres in the district. Option 1 will result in a more positive impact than option 2 as it seeks to regenerate Dovercourt Town Centre and adjoining areas. Identifying the Council’s approach to development and regeneration in Dovercourt Town Centre will also attract different investment opportunities and this in turn will enhance the tourist economy and vitality and viability of the town centre. Regeneration initiatives will address deprivation issues and seek to increase educational attainment and provide more jobs. Parts of Dovercourt are some of the most deprived areas of the district and will particularly benefit from identified regeneration opportunities. Regeneration will improve social infrastructure and services and tackling levels of deprivation and improving the public realm will reduce the fear and incidence of crime. A mix of housing will be delivered in the Dovercourt Town Centre regeneration area under option 1. Housing growth is also expected under option 2, particularly as Dovercourt is part of one of the District’s largest urban areas. Option 1 will contribute to health and income equality and promote social cohesion. Directing investment to Dovercourt will reduce the amount of Greenfield land that needs to be released for development and thereby protect landscape character and biodiversity. However, Brownfield sites that have been vacant for some time can have high biodiversity value and so care must be taken to ensure that regeneration proposals do not adversely affect biodiversity. Dovercourt is an important historic area and is recognised as such through a conservation area designation. Regeneration, under option 1, will involve the re-use of previously developed land and buildings.

✓ - 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	✓								

Dovercourt Town Centre

Options

Option 1 is to include a policy in the Local Plan which sets out the Council’s approach to promoting economic growth and continued vitality and viability in Dovercourt Town Centre.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Defining Dovercourt Town Centre, it’s Primary Shopping Area, Primary Frontage and Secondary Frontage 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 Dovercourt’s retail centre, there will be some ambiguity over the boundary of the centre. Option 1 supports the use of upper floor accommodation for residential use provided it does not jeopardise the practical operation of ground floor businesses, therefore helping to meet the housing

needs of the district. Option 1 will promote social cohesion by ensuring that Dovercourt's Town Centre is protected for economic growth and that its vitality and viability is promoted. Directing town centre uses to Dovercourt's existing centre will also protect Greenfield land from out of centre developments.

✓ - 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									

Development East of Pond Hall Farm

Options

Option 1 is to include a policy in the Local Plan which allocates land east of Pond Hall Farm for mixed-use development comprising residential development, commercial/ employment-related development, community facilities and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing east of Pond Hall Farm; 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. High density development can be expected being close to one of the district's largest urban areas, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. In addition option 1 allocates employment related development, specifically a minimum of 5 hectares for employment use in classes B1, B2 or B8, or port-related uses, which will help to encourage inward investment. Option 1 allocates mixed-use development including residential and employment-related development, reducing the need for people to travel to work and to use community facilities. The affects of this objective under option 2 is less certain as services may not be located in such close proximity. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where community facilities and public open spaces are specifically allocated, including contributing towards the delivery of the new Harwich Linear Park. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - option that best meets the objective

	SA	SA	SA	SA	SA	SA	SA	SA	SA

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

Development West of Mayes Lane

Options

Option 1 is to include a policy in the Local Plan which allocates land for residential development west of Mayes Lane.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for residential development west of Mayes Lane; 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. High density development can be expected being close to one of the district's largest urban areas, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. Open space will provided as part of this development, at a minimum of 0.3 hectares for green infrastructure, incorporating sustainable drainage systems, an attractive water feature, landscaping and informal open space. Furthermore, additional policies in the Local Plan refer to the need for services/infrastructure to be delivered as part of residential development. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Option 1 requires the provision of sustainable drainage systems as part of the green infrastructure to be provided at this site, which will help to prevent flooding. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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					✓				

Development at Harwich School

Options

Option 1 is to include a policy in the Local Plan which refers to proposals for residential enabling development at the Harwich School to fund the provision of a new purpose-built sixth form centre, subject to a consideration of the amount of funding required to develop the proposed sixth-form centre; the potential to retain, convert and minimise the impact of the setting of the listed Grange building on the site; and the need to retain sufficient land at the Harwich School for playing fields and the practical operation of the premises for educational purposes.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Under option 1, the inclusion of a policy regarding proposals for residential enabling development, would ensure that the sixth-form education provision could be improved, which in turn could raise educational attainment and help to offer vocational training courses, including those aligned to the emerging growth in the renewable energy sector. This would ensure that people would have the skills appropriate to their place of residence, where growth in the renewable energy sector is expected to build, at the ports at Harwich. The expansion of the Harwich School’s sixth-form education provision would provide improved education services to the area whilst also retaining public space in the form of the school playing fields. Under option 2, the current sixth-form education provision may not be fit for purpose and may be lost. Option 1 ensures that the Grange, as a Grade II Listed Building is, where possible, retained with minimal impact on the building or its setting. Supplementary guidance from English Heritage on enabling development would also have a positive impact on securing the future of heritage assets, under the no policy option; however, the impact would be less certain with no site-specific policy within the plan. Residential enabling development under option 1 could be permitted which could also help to provide the homes needed to support the growing population of the district.

✓ - 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									

Regeneration in Walton-on-the-Naze

Options

Option 1 is to include a policy in the Local Plan which sets out the Council’s approach to development and regeneration in Walton-on-the-Naze.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Employment opportunities in this location will be accessible to a centre of population within the District, Walton being an urban centre in the district. Option 1 will result in a more positive impact than option 2 as it seeks to regenerate Walton-on-the-Naze. Identifying the Council’s approach to development and regeneration in Walton-on-the-Naze will also attract different investment opportunities and this in turn will enhance the tourist economy and vitality and viability of the town centre. Indeed, under option 1, the policy seeks to specifically protect Walton Pier as a tourist attraction and will also support proposals for new and improved attractions and leisure facilities. Regeneration initiatives will address deprivation issues and seek to increase educational attainment and provide more jobs. Parts of Walton are some of the most deprived areas of the district and will particularly benefit from identified regeneration opportunities. Regeneration will improve social infrastructure and services. Tackling levels of deprivation and improving the public realm will reduce the fear and incidence of crime. Option 1 will contribute to health and income equality and promote social cohesion. A mix of housing will be delivered in the Walton-on-the-

Naze regeneration area under option 1. Housing growth is also expected under option 2, particularly as Walton is part of one the District's largest urban areas. Directing investment to Walton-on-the-Naze will reduce the amount of Greenfield land that needs to be released for development and thereby protect landscape character and biodiversity. However, Brownfield sites that have been vacant for some time can have high biodiversity value and so care must be taken to ensure that regeneration proposals do not adversely affect biodiversity. Walton is an important historic area and is recognised as such through a conservation area designation. Regeneration, under option 1, will also involve the re-use of previously developed land and buildings.

✓ - 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	✓								

Walton-on-the-Naze Town Centre

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to promoting economic growth and continued vitality and viability in Walton-on-the-Naze Town Centre.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Defining Walton's Town Centre, it's Primary Shopping Area and Primary Frontage 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 Walton's retail centre, there will be some ambiguity over the boundary of the centre. Option 1 will promote social cohesion by ensuring that Walton's Town Centre is protected for economic growth and that its vitality and viability is promoted. Directing town centre uses to Walton's existing centre will protect Greenfield land from out of centre developments. Option 1 also requires that any proposals for development, change of use or shop front alterations should have regard to the Walton Shopfront Design Guidance and national and Local Plan policies relating to Conservation Areas, this will ensure that the historical assets in Walton-on-the-Naze's centre are protected. Under the no policy option, national and Local Plan policies relating to Conservation Areas would also help to protect the historical assets of the centre. Option 1 also supports the use of upper floor accommodation for residential use provided it does not jeopardise the practical operation of ground floor businesses, helping to address the housing need in the district.

✓ - 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									

Frinton-on-Sea Town Centre (Connaught Avenue)

Options

Option 1 is to include a policy in the Local Plan which sets out the Council’s approach to promoting economic growth and continued vitality and viability in Frinton-on-Sea Town Centre.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Defining Frinton’s Town Centre, it’s Primary Shopping Area and Primary Frontage 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 Frinton’s retail centre, there will be some ambiguity over the boundary of the centre. Option 1 will promote social cohesion by ensuring that Frinton’s Town Centre is protected for economic growth and that its vitality and viability is promoted. Directing town centre uses to Frinton’s existing centre will protect Greenfield land from out of centre developments. Option 1 also requires that any proposals for development, change of use or shop front alterations should have regard to the Frinton Conservation Management Plan, the Shopfront Design Guidance and national and Local Plan policies relating to Conservation Areas, this will ensure that the historical assets in Frinton-on-Sea’s centre are protected. Under the no policy option, national and Local Plan policies relating to Conservation Areas would also help to protect the historical assets of the centre. Option 1 also supports the use of upper floor accommodation for residential use provided it does not jeopardise the practical operation of ground floor businesses, helping to address the housing need in the district.

✓ - 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									

Frinton and Walton Conservation Area

Options

Option 1 is to include a policy in the Local Plan which designates the remainder of the Frinton Ward, not currently part of the Conservation Area, as a ‘Proposed Conservation Area Extension’ and which contains criteria by which all development proposals within that area will be considered, until such time that Conservation Area is formally extended.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 will protect the different aspects that make the Frinton Ward unique by carefully considering all parts of a development proposal. The policy therefore protects important open spaces within the ‘Proposed Conservation Area Extension’ and trees/hedges. These are important for nature conservation and so in addition to the protection of the historic environment biodiversity will also be preserved. Whilst climate change objectives can conflict with the conservation of the historic environment applications within conservation areas (and indeed elsewhere in the district, including this ‘Proposed Conservation Area Extension’) should seek to reduce carbon dioxide emissions. Development in conservation areas (including this

‘Proposed Conservation Area Extension’) can provide opportunities for enhanced energy efficiency, improved resilience to weather, greater renewable energy and sustainable drainage and use of water. Considering these issues as part of development rather than as stand alone projects can help to ensure that they are sympathetic to the character and appearance of the conservation area and applicants should be required to demonstrate that they have considered such measures.

✓ - 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									

The Avenues Area of Special Character, Frinton-on-Sea

Options

Option 1 is to include a policy in the Local Plan which protects ‘The Avenues’ area, to the west of Connaught Avenue, Frinton-on-Sea as an area of special character, ensuring the Arcadian character of the area is preserved by ensuring that it remains an area of wide, straight, tree and hedge lined avenues with grass verges and large, spacious detached houses set in mature gardens.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 will protect historic assets and the special character of ‘the Avenues’ area, by preventing development which could detract or destroy this area of special character. The no policy option, option 2, could also have a positive affect in relation to this objective as the area forms part of the existing Conservation Area and so is therefore afforded some existing protection. Option 1 however, has a more positive affect as this option will not permit specific forms of development, over and above the protection that a Conservation Area offers. Option 1 does not permit development that would lead to a net increase in the number of dwellings in the area; any new development that exceeds the general density of development in the Area of Special Character (between 7 and 17 dwellings per hectare); and development or change of use, outside of Use Class C3 ‘Dwelling Houses’. This will not help to provide additional homes to support the growing population, nor does it make efficient use of land. It does however protect the existing character of the area.

✓ - 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									

The Martello Development

Options

Option 1 is to include a policy in the Local Plan which allocates land at the Martello Site, Kirby Road, Walton-on-the-Naze for a mix of retail, residential development, visitor accommodation and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing at the Martello site in Walton-on-the-Naze; 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 economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. In addition option 1 allocates land to be occupied by a food store and petrol filling station as an 'employment site', providing more employment opportunities within the area. The policy also allocates a new hotel for the site, with a minimum of 20 rooms, which will contribute positively to the tourism industry, particularly given that the existing use of the Martello Site is a caravan park that is no longer economically viable and is likely to be lost. A museum associated with the Martello Tower is also required under option 1, further expanding the tourism offer at this site. Option 1 allocates mixed-use development including residential and employment-related development, reducing the need for people to travel to work and to use community facilities. The affects of this objective under option 2 is less certain as services may not be located in such close proximity. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where a new medical centre and public open space, including 1 hectare of open space surrounding the Martello Tower in the centre of the site are specifically allocated. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Option 1 requires a 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. Additionally, option 1 requires the Martello Tower to be restored and its setting improved with the provision of purpose-built premises from which the Frinton and Walton Heritage Trust can operate a museum. Without such a policy the Martello Tower is unlikely to be restored and have its setting improved. This development is on Brownfield land, which is currently used as a caravan park and will help protect Greenfield land outside of the town from 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									

Walton Mere

Options

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.

Comparative Effects

Option 1 allocates land for mixed-use development possibly incorporating housing at Walton Mere; 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 economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. 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. Option 1 seeks mixed-use development, reducing the need for people to travel to use community facilities. The affects of this objective under option 2 is less certain as services may not be located in such close proximity. Infrastructure and services will be delivered as part of the development 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. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Option 1 would require a 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. 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.

✓ - 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					✓				

Station Yard and Avon Works, Walton

Options

Option 1 is to include a policy in the Local Plan which allocates the 'Station Yard' and adjoining Avon Works for mixed-use development of commercial and residential use.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing at the Station Yard and Avon Works, Walton; 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. Within one the district's urban centres, high density can be expected, which will make efficient use of the land. The site is

also Brownfield land, making further efficient use of the land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. In addition option 1 allocates a minimum of 2,000 square meters of commercial floor space, which will help to encourage inward investment. Option 1 allocates mixed-use development including residential and employment-related development, reducing the need for people to travel to work and to use community facilities. The site is also located in close proximity to Walton-on-the-Naze station, which is likely to encourage residents of the site to make use of this sustainable mode of transport over the use of a private car. The affects of this objective under option 2 is less certain as services may not be located in such close proximity. Infrastructure and services will be delivered as part of the development 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. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Brownfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is likely that development will result in the loss of Greenfield land.

✓ - 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					✓				

Development at Turpins Farm

Options

Option 1 is to include a policy in the Local Plan which allocates land at Turpin's Farm, west of Elm Tree Avenue, Frinton-on-Sea for mixed-use development incorporating residential development and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for housing at Turpins Farm; this will help to ensure that the plan can deliver the homes needed to support the growing population. However, this site requires 100% of the homes to be built to meet the definition of 'Aspirational Homes' and so will not include a provision of affordable housing and a mix of different housing types. The site is Greenfield land and the housing density is likely to be low, in accordance with the definition of 'Aspirational Homes', this therefore does not make efficient use of land, however it is more representative of the wider Frinton area and can be accommodated by the provision of education and healthcare in the area. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will

increase the amount of spending and attract more retailers. Infrastructure and services will be delivered as part of the development to ensure that new housing does not place pressure on existing services (including the requirement for primary healthcare to be provided in the Frinton, Walton and Kirby Cross area before the development can commence). Furthermore, additional policies in the Local Plan refer to the need for services/infrastructure to be delivered as part of residential development. The most positive impact is shown under option 1 where requirements for public open space are specifically required as part of the development, including at least 5 hectares of land to the north west of the development and new green corridors and open spaces within the development. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Option 1 requires a minimum of 20 meters to act as a landscaping buffer along the western edge of the site to strengthen the edge of the Strategic Green Gap between the urban area and the village of Kirby-le-Soken, to protect the landscape quality of that area and maintain the open gap between the settlements. In addition, open space is required within the development under option 1 to ensure attractive views over the coastal slopes and 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									

Manningtree Town Centre

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to promoting economic growth and continued vitality and viability in Manningtree Town Centre.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Defining Manningtree Town Centre, its Primary Shopping Area and Primary 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 Manningtree's retail centre, there will be some ambiguity over the boundary of the centre. Option 1 will promote social cohesion by ensuring that Manningtree's Town Centre is protected for economic growth and that its vitality and viability is promoted. Directing town centre uses to Manningtree's existing centre will protect Greenfield land from out of centre developments. Option 1 also requires that all development proposals should have regard to the Manningtree and Mistley Conservation Area Management Plan, the Manningtree Town Centre Design and Development Brief and other relevant national and Local Plan policies; this will ensure that the historical assets in Manningtree's centre are protected. Under the no policy option, national and Local Plan policies relating to Conservation Areas would also help to protect the historical assets of the centre. Option 1 supports the use of upper floor accommodation for residential use provided it does not jeopardise the practical operation of ground floor businesses, helping to address the housing needs of the district.

✓ - 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									

EDME Maltings Site, Mistley

Options

Option 1 is to include a policy in the Local Plan which safeguards employment use at the Edme Maltings site, Mistley, with the possibility that underused parts of the site could be used for mixed-use development where it can be demonstrated that it is part of a wider package of proposals needed to deliver further improvements elsewhere on the site to protect existing employment opportunities or create new ones.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates and safeguards employment development at the Edme Maltings site which ensures employment opportunities are accessible to centres of population and will encourage inward investment into the area. This could then positively affect the vitality and viability of the area, including the town of Manningtree, serving the employees at this site. Option 1 may support mixed-use development at the Edme Maltings site, reducing the need for people to travel to work and to use community facilities. The affects of this objective under option 2 is less certain as services may not be located in such close proximity. Development proposals under option 1 will take place on Brownfield land, ensuring protection of other Greenfield sites. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Development proposals under option 1 should have regard to the Manningtree and Mistley Conservation Area Management Plan and this will ensure that the historical assets on the site are protected. Under the no policy option, national and Local Plan policies relating to Conservation Areas would also help to protect the historical assets of the Conservation Area.

✓ - 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									

Mistley Port and Mistley Marine

Options

Option 1 is to include a policy in the Local Plan which safeguards employment use at Mistley Port, part of the Mistley Marine site and the area known as the 'trailer park site' adjacent to the Mistley Towers in the High Street.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates and safeguards employment development at Mistley Port, part of the Mistley Marine site which ensures employment opportunities are accessible to centres of population and will encourage inward investment into the area. This could then positively affect the vitality and viability of the area, including the town of Manningtree, serving the employees at this site. Development proposals under option 1 will take place on Brownfield land, ensuring protection of other Greenfield sites. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Development proposals under option 1 should have regard to the Manningtree and Mistley Conservation Area Management Plan and this will ensure that the historical assets on the site are protected. Under the no policy option, national and Local Plan policies relating to Conservation Areas would also help to protect the historical assets of the Conservation Area. Option 1's policy also requires that no material adverse impacts take place on the adjacent wildlife sites, the character of the Suffolk Coasts and Heaths AONB or the proposed extension to this, which covers the southern shore of the River Stour. Under the no policy option these sites are afforded protection through other policies in the plan and national protections.

✓ - 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									

Development East of Cox's Hill, Lawford

Options

Option 1 is to include a policy in the Local Plan which allocates land east of Cox's Hill, Lawford for mixed-use development comprising residential development, business uses, community facilities and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing east of Cox's Hill Lawford; 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. Reasonably high density development can be expected, being part of one of the district's urban centres, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. In addition option 1 allocates business uses which will help to encourage inward investment. Option 1 allocates mixed-use development including residential and business uses, reducing the need for people to travel to work and to use community facilities. The affects of this objective under option 2 is less certain as services may not be located in such close proximity. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where community facilities and public open space are specifically allocated, including the development of a multi-use games area and a minimum of 2.5 hectares of land for the provision of public open space and an extension of the playing field at Manningtree High School. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Option 1 requires Grade II Listed Dale Hall and it's setting to be protected and enhanced and a minimum of 20 metres landscaping buffer along the western edge of the site to minimise any material adverse impacts on the Dedham Vale AONB. Under the no policy option these designations would also be protected through other policies within the plan and through national policies.

✓ - 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								✓	

Development East of Bromley Road, Lawford

Options

Option 1 is to include a policy in the Local Plan which allocates land east of Bromley Road, Lawford for mixed-use development comprising residential development, community facilities and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing east of Bromley Road, Lawford; 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. As part of one of the District's urban areas, reasonably high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where a children's play area, new community building and a junior camping field are specified. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of

development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land. Under option 1, a minimum of a 20 metre landscaping buffer is proposed along the south and north-western edges of the site to minimise any adverse impacts on the surrounding open countryside.

✓ - 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									

Development at Horsley Cross

Options

Option 1 is to include a policy in the Local Plan which allocates land south west and north west of Horsley Cross, Mistley for employment use (Class B2 and B8).

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land south west and north west of Horsley Cross, Mistley for employment use (Class B2 and B8). Horsley Cross is located some distance from established centres of population and therefore development in this location would not produce employment opportunities close to accessible centres of population. The development is however well positioned in relation to the trunk road, being approximately half-way between Harwich International Port and the A120/ A12 junction in Ardleigh. This employment allocation could help to deliver inward investment and jobs for local people and would also sustain and enhance the rural economy by providing an employment site in a rural location. Travel will increase as this development is located some distance from established centres of population. The development's location along the trunk road will, however, help to develop the port particularly as the site is allocated for B2 and B8 uses.

✓ - 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									

Brightlingsea Town Centre

Options

Option 1 is to include a policy in the Local Plan which sets out the Council's approach to promoting economic growth and continued vitality and viability in Brightlingsea Town Centre.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Defining Brightlingsea Town Centre, it's Primary Shopping Area and Primary Frontage 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 Brightlingsea's retail centre, there will be some

ambiguity over the boundary of the centre. Option 1 will promote social cohesion by ensuring that Brightlingsea's Town Centre is protected for economic growth and that its vitality and viability is promoted. Directing town centre uses to Brightlingsea's existing centre will protect Greenfield land from out of centre developments. Option 1 also supports the use of upper floor accommodation for residential use provided it does not jeopardise the practical operation of ground floor businesses, helping to address housing need in the district.

✓ - 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									

Development at Robinson Road

Options

Option 1 is to include a policy in the Local Plan which allocates land south of Robinson Road, Brightlingsea for residential development and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for housing development at Robinson Road, Brightlingsea; 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. As Brightlingsea is one of the district's urban areas, high density can be expected, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where approximately 4.4 hectares of land to the east of the development is set aside for green infrastructure, including land for allotments. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Option 1 will include a provision of green infrastructure incorporating sustainable drainage systems, landscaping and a network of footpaths and green corridor, which will help to minimize flood risk and provide important accessible green spaces. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									
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Lime Street

Options

Option 1 is to include a policy in the Local Plan which permits the storage of caravans and boats and their trailers on land immediately to the east of Lime Street provided environmental enhancements are proposed to improve the site; the scale and nature of the activity does not cause harm to the amenities of adjoining residents; and proposals do not include the storage of liquefied petroleum gas or other similar highly inflammable substance.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 permits the storage of caravans and boats and their trailers to support recreational activities in the town, which is important for community cohesion. Option 1 also ensures environmental enhancements are proposed as part of proposals for this storage to the east of Lime Street, to improve the appearance of the landscape of the site, particularly through boundary treatment onto Lime Street. Under the no policy option landscape quality could be reduced through inappropriate development, which lacks consideration of environmental enhancements.

✓ - 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									

Development South of Cockaynes Lane, Alresford

Options

Option 1 is to include a policy in the Local Plan which allocates land south of Cockaynes Lane, Alresford for mixed-use development comprising residential development, business uses and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing south of Cockaynes Lane, Alresford; 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. A reasonable density can be expected as the development abuts the existing village, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within the district's Key Rural Service Centres will increase the amount of spending and will therefore help to sustain or enhance the rural economy and its existing businesses. In addition option 1

allocates business uses which will help to encourage inward investment. Option 1 allocates mixed-use development including residential and business uses, reducing the need for people to travel to work and to use community facilities. The affects of this objective under option 2 is less certain as services may not be located in such close proximity to the Key Rural Service Centre. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where public open space is specifically allocated, including a minimum of 1 hectare of land to be set aside for 'green infrastructure', incorporating a new playing field and informal open space. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Option 1 will include a provision of green infrastructure incorporating sustainable drainage systems, landscaping and a network of footpaths and green corridor, which will help to minimize flood risk and provide important accessible green spaces. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									

Development off Holly Way, Elmstead Market

Options

Option 1 is to include a policy in the Local Plan which allocates land off Holly Way, Elmstead Market for mixed-use development comprising residential development, community uses and public open space.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing off Holly Way, Elmstead Market; 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. A reasonable density can be expected as the development abuts the existing village, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within the district's Key Rural Service Centres will increase the amount of spending and will therefore help to sustain or enhance the rural economy and its existing businesses. Option 1 allocates mixed-use development including residential and community uses, reducing the need for people to travel. The affects of this objective under option 2 is less certain as services may not be located in such close proximity to the Key Rural Service Centre. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where public open space is specifically allocated, including a minimum of 0.5 hectare of land to be set aside for 'green infrastructure', incorporating allotments and public open space. The development would also provide a new village hall for community use. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									

Development North of Abbey Street, Thorpe-le-Soken

Options

Option 1 is to include a policy in the Local Plan which allocates land off Abbey Street, Thorpe-le-Soken for residential development and allotments.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for mixed-use development including housing north of Abbey Street, Thorpe-le-Soken; 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. A reasonable density can be expected as the development abuts the existing village, which will make efficient use of the land, however, this site, as with many other sites in the plan will take place on Greenfield land. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within the district's Key Rural Service Centres will increase the amount of spending and will therefore help to sustain or enhance the rural economy and its existing businesses. Infrastructure and services will be delivered as part of the development 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. The most positive impact is shown under option 1 where public open space is specifically allocated, including a minimum of 0.5 hectare of land to be set aside for 'green infrastructure', incorporating allotments and informal open space. Affordable housing will be delivered, which will reduce levels of poverty and exclusion. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									

Development at Willow’s Farm, Weeley Heath

Options

Option 1 is to include a policy in the Local Plan which allocates land at Willow’s Farm, Weeley Heath for residential development of Aspirational Housing.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 allocates land for housing at Willow’s Farm, Weeley Heath; this will help to ensure that the plan can deliver the homes needed to support the growing population. However, this site requires the development of homes to meet the definition of ‘Aspirational Homes’ and so will not include a provision of affordable housing and a mix of different housing types. The site is Greenfield land and the housing density is likely to be low, in accordance with the definition of ‘Aspirational Homes’, this therefore does not make efficient use of land, however it is more representative of the wider Weeley Heath area. Under the no policy option, the delivery of homes to support the growing population is less certain, particularly given the current economic downturn. The delivery of this development will provide employment opportunities in the construction industry and through the provision of services/ facilities to support the new housing. An increase in population within the district’s Key Rural Service Centres will increase the amount of spending and will therefore help to sustain or enhance the rural economy and its existing businesses. Development under option 1 will take place on Greenfield land. Under the no policy option it is uncertain where development might take place, however, the SHLAA estimates that 80% of development will take place on Greenfield land and so it is still likely that development will result in the loss of Greenfield land.

✓ - 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									

Plotland Development

Options

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.

Comparative Effects

Option 1 prevents 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. Option 1 also protects the loss of holiday dwellings and caravans on plotland sites from redevelopment into permanent dwellings, helping to sustain tourism accommodation for visitors to the district. 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 minimized, protecting undeveloped plotland sites also protects these Greenfield sites from development. In addition, 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, allows no new development to be permitted closer to the adjacent international wildlife site than the existing development. Under the no policy option, 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.

✓ - 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									

Garden Extensions into the Countryside

Options

Option 1 is to include a policy in the Local Plan which allows garden extensions into the countryside where there would be no material visual harm to the surrounding countryside, no material adverse effect on the amenities of neighbouring properties, no material loss of best and most versatile agricultural land and no loss of vegetation or habitats of nature conservation value.

Option 2 is to continue with an equivalent version of Policy DP3 'Garden Extensions into the Countryside' from the 2010 Core Strategy document, which allows garden extensions into the countryside where there would be no material visual harm to the surrounding countryside, no loss of vegetation or habitats of nature conservation value and no effect on the amenity of neighbouring properties. Planting would be required if permitted.

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

Comparative Effects

Options 1 and 2 will ensure that biodiversity is preserved by not allowing garden extensions in the countryside where they would harm nature conservation sites. These options will also enhance biodiversity by requiring native tree or hedge planting. Option 1 will have a particularly positive impact in relation to this objective as the best and most versatile agricultural land is also protected. Under option 3,

garden extensions into the countryside could increase and this could incorporate an area of agricultural land into a garden. Garden extensions into the countryside could enhance biodiversity as back gardens are important for wildlife and agricultural land has limited biodiversity value. Options 1 and 2 will protect environmentally protected sites through the policy wording itself and to a lesser extent option 3 will also protect environmentally protected sites through other policies within the Plan. The impact on Greenfield land and landscape quality depends upon implementation; if summer houses, swimming pools etc are located on the new garden area there will be a sense that Greenfield land has been lost. Landscape quality could be maintained under option 1, as the best and most versatile agricultural land will also be protected 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									

Conversion or Re-Use of Rural Buildings in the Countryside

Options

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 or 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.

Comparative Effects

All options could result in residential development as buildings in the countryside are re-used or converted, although this will be the exception 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. The re-use of existing buildings makes efficient use of land. Options 2 and 3 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 and 2 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 with more positive impacts found under option 1 where a criteria has been specifically added to the policy to create jobs. Under option 3 there is likely to be less restrictions and an increased change of use of rural buildings, therefore positively affecting the rural economy. 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. Option 3 is likely to result in the development of inaccessible sites and lead to more conversions to residential use. 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. 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. 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. 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 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. Option 1 includes 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. Option 1 also states that the replacement of redundant rural buildings that are important architecturally or historically will not be supported, therefore protecting the existing historical assets further. All options will involve the re-use of rural buildings, which promotes recycling and reuse principles and options 1 and 2 will only permit the replacement of an existing building where it is not structurally sound.

✓ - 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	✓								✓

Business and Domestic Equine-Related Activities

Options

Option 1 is to include a policy in the Local Plan which sets out the circumstances under which proposals for equestrian development, whether domestic or commercial

will be permitted. Proposals should not adversely affect the rural character and appearance of the locality; should not harm residential amenity; should not result in the loss of best or most versatile agricultural land; should where appropriate re-use existing buildings or locate new buildings adjacent to an existing group of buildings to ensure minimal visual impact on the environment; should ensure appropriate parking and access is provided; and should ensure that there is a satisfactory scheme for the disposal of waste.

Option 2 is to continue with an equivalent version of Policy DP13 'Equestrian Development' from the 2010 Core Strategy document, which sets out the circumstances under which proposals for equestrian uses will be permitted. Permission will be granted providing that the proposal uses existing buildings on site, does not result in sporadic development leading to an intensification of buildings in the countryside, replacement buildings are not available for the use and the scale is appropriate for the location.

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

Comparative Effects

Equestrian uses may help to sustain the rural economy. The impact under the no policy option is uncertain as commercial equestrian development may not be permitted in the countryside under the general presumption against development in the countryside. Option 1 seeks to avoid detrimental affects to residential amenity in terms of noise, odour, light pollution or other forms of disturbance. Under option 2 the affects of pollution depends on the implementation of these proposals and under the no policy option it is difficult to be certain of the affects of pollution. New equestrian uses may take place on Greenfield land, although options 1 and 2 will encourage the re-use of rural buildings in preference to new build. The impact under option 3 is uncertain as without a policy equestrian development may not be supported or alternatively large scale equestrian development could be supported for economic and leisure reasons, which fails to take account on the environmental impact of such development. In the absence of a policy, if equestrian development is supported in principle, there are likely to be adverse impacts on the landscape (including historic landscapes). Equestrian development involves stable blocks, hard standing, access roads, parking, fencing, lighting, storage, waste disposal, ménages and sub-division of fields. All of these can be prominent features in the landscape and options 1 and 2 will seek to ensure that these are considered at the development management stage in order to ensure minimal landscape impact. However, option 1 shows a particular positive impact in relation to ensuring landscape quality as the policy makes particular reference to ensuring the rural character and appearance are protected and, in addition, the policy ensures that proposals do not result in the irreversible loss of the best and most versatile agricultural land; therefore preserving biodiversity and maintaining landscape quality.

✓ - 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									

Agricultural and Essential Workers Dwellings

Options

Option 1 is to include a policy in the Local Plan which sets out the criteria where new dwellings in the countryside, related to and located in the immediate vicinity of a rural enterprise, will be permitted. New dwellings to support a new agricultural or forestry or other rural business enterprise would normally, for the first three years be provided by a temporary structure that is easily dismantled or removed and the removal of an occupancy restriction will only be accepted where there is no long term need for an agricultural workers dwelling demonstrated in the locality.

Option 2 is to continue with an equivalent version of Policy DP12 ‘Agricultural/ Forestry Buildings and Structures’ from the 2010 Core Strategy document, which referred to the now revoked national guidance concerning agricultural/ forestry workers dwellings and stated that proposals for the removal of an occupancy restriction will only be accepted where there is no long term need for an agricultural workers dwelling in the locality.

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

Comparative Effects

Both options 1 and 2, will ensure that genuine applications for agricultural workers dwellings can be provided, option 2 refers to the now revoked PPS7 (or as superseded by subsequent replacements or amendments), however, paragraph 55 of the NPPF would now apply. All options will ensure that genuine applications for agricultural workers dwellings can be provided, which will sustain and enhance the rural economy. Furthermore option 2, as a policy primarily to set out the Council’s position on agricultural and forestry buildings, will help to support the rural economy through the provision of buildings to be used for rural economic uses. Options 1 and 2 will have a more positive impact on the rural economy as they include criteria relating to the removal of an occupancy condition. The policies of options 1 and 2 will ensure that planning permission is only granted for the removal of a condition where the use is genuinely not needed in the locality. Without this policy such rigorous assessment may not be required and agricultural workers dwellings may be lost where a need exists in the locality. Option 1 goes further, requiring applicants demonstrate that the agricultural dwelling has been offered for sale and to let, for a period of at least 12 months, at a price which reflects the occupancy condition. Agricultural workers dwellings reduce the need for agricultural workers to travel to the farm. Buildings in the countryside generally affect the landscape, although an agricultural building is a use that is expected in the countryside. An agricultural workers dwelling will have a greater impact on the landscape and also likely result in the loss of Greenfield land and could impact biodiversity. However, other policies in the plan should ensure that adverse effects are minimised. Development should be located close to existing buildings and/or areas of hardstanding to reduce the landscape impact. Option 1 includes a criteria that the development should not be intrusive into the countryside and should be designed to have a satisfactory impact upon the character and appearance of the area.

✓ - 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	✓			✓					

Agricultural Buildings and Structures

Options

Option 1 is to include a policy in the Local Plan which sets out the criteria for proposals for agricultural buildings and structures, including that they must be located to minimise their impact on the landscape; in an area that can accommodate the volume and type of traffic to be generated; with measures taken to ensure the safe disposal of effluent and to carefully control noise and smells when the proposals relate to the keeping of livestock, milk production or processing of animals for food; and ensuring minimal vehicle movements by making sure the storage of crops or crop-related food preparation is located close to the crop's source.

Option 2 is to continue with an equivalent version of Policy DP12 'Agricultural/Forestry Buildings and Structures' from the 2010 Core Strategy document, which stated that only proposals that support agricultural or forestry needs that are well related to an existing farmstead or settlement and comply with other policies will be permitted. The policy also referred to the now revoked national guidance concerning agricultural/forestry workers dwellings and state that proposals for the removal of an occupancy restriction will only be accepted where there is no long term need for an agricultural workers dwelling in the locality.

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

Comparative Effects

Options 1 and 2 set out the Council's position on agricultural and forestry buildings, which will help to support the rural economy by helping rural businesses to operate in the countryside. Option 2 also gives the Council's position on providing agricultural workers dwellings which will sustain and enhance the rural economy. Option 2 will ensure that genuine applications for agricultural workers dwellings can be provided. Option 1 is however, solely concerned with agricultural buildings and structures, not dwellings. Option 1 requires proposals for the storage of crops or crop-related food preparation should be located close to the crops' source of origin to minimise unnecessary vehicle movements and reducing the need to travel. Additionally, under option 2 agricultural workers dwellings reduce the need for agricultural workers to travel to the farm. Buildings in the countryside generally affect the landscape, although an agricultural building is a use that is expected in the countryside. Under option 2 an agricultural workers dwellings will have a greater impact on the landscape and also likely result in the loss of Greenfield land and could impact biodiversity. However, other policies in the plan should ensure that adverse effects of buildings and structures in the countryside are minimised. Under option 1, particular reference is made to ensure that there is minimal impact on the open countryside, particularly within AONB areas and the proposed extension to the AONB, which means there should be a more positive impact 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									

Farm Diversification

Options

Option 1 is to include a policy in the Local Plan which supports proposals for farm diversification provided that the proposed activity is ancillary to the main farm activity; that it retains or creates alternative employment or provides a new community facility; that the proposed activity can be accommodated within existing buildings, or if new buildings are required, these cause minimal visual impact on the landscape; and that traffic and highway safety is considered.

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

Comparative Effects

Allowing, in principle, farm diversification, helps to sustain, enhance and diversify the rural economy. With the viability of agriculture as an economic activity under threat, farm diversification schemes can help to ensure agricultural businesses remain viable and in continued operation. Under the no policy option, farms may struggle to continue operating, leading to possible unemployment in rural areas. Farm diversification schemes may include proposed activities that could contribute positively to the tourism industry of rural areas, providing attractions or facilities for visitors to enjoy. Farm diversification schemes will help to retain or provide alternative employment opportunities in rural areas, reducing the need for rural residents to travel to the district's centres, or beyond, to find work. Farm diversification schemes could also provide local community facilities or services, further reducing the need to travel and which could be particularly useful as rural areas often lack important social infrastructure and services. Buildings and development in the countryside generally affect the landscape and will occur on Greenfield land, although a use that is ancillary to the farm is expected in the countryside. Other policies in the plan (and criteria within the policy, under option 1) should ensure that adverse effects of farm diversification schemes in the countryside are minimised.

✓ - 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									

Thorpe Maltings

Options

Option 1 is to include a policy in the Local Plan which supports the conservation and re-use of Thorpe Maltings as part of a comprehensive enhancement of the Thorpe-le-Soken Station and Maltings Conservation Area.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Residential development could be permitted as part of the proposed comprehensive enhancement of the Thorpe-le-Soken and Maltings Conservation Area under option 1, to help make the conservation and re-use of the Thorpe Maltings scheme viable, which could help to provide homes needed to support the growing population. Employment could also be permitted as part of the enhancement which could help to sustain and enhance the rural economy through the provision of more jobs in the rural area. A comprehensive enhancement of the Thorpe-le-Soken Station and Maltings Conservation Area would improve the appearance and facilities in and around the station at Thorpe-le-Soken, which could encourage use of the station and

increase journeys by rail, a more sustainable mode of transport than the private car for example. The conservation and re-use of Thorpe Maltings, as part of a comprehensive enhancement of the area, could improve infrastructure, services and facilities in the area whilst also retaining and creating some attractive public space at this site. Option 1 ensures that Thorpe Maltings, as a Grade II historic landmark and the Thorpe-le-Soken Station and Maltings Conservation Area could be enhanced and conserved. Listed buildings and conservation areas are afforded protection through national guidance; however, the impact would be less certain without a site specific policy within 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									

Safeguarding of Civil Technical Site, North of Little Clacton and South of Thorpe-le-Soken

Options

Option 1 is to include a policy in the Local Plan which sets out that certain proposals for development in the vicinity of the civil technical site, north of Little Clacton and south of Thorpe-le-Soken and it's safeguarded area, will be subject to consultation with the operator of this site, which may result in restrictions being imposed or development refused that could materially impact on the function of the site.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 ensures the effective operation of the civil technical site and protection of its safeguarded area. This area is safeguarded to ensure the continued operation of the technical site, as a key part of the district's infrastructure, and ensures that proposals for development within the vicinity will be subject to consultation with the operator of the site, which may result in restrictions being imposed or development refused that could materially impact the function of the 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									

Ardleigh Reservoir Catchment Area

Options

Option 1 is to include a policy in the Local Plan which sets out that certain proposals for development in the catchment area of the Ardleigh Reservoir will be subject to consultation with the owners/ operators of the Ardleigh Reservoir, which may result in restrictions being imposed or development refused that could materially impact on the quality of water draining into the Reservoir.

Option 2 is to not identify any specific site proposals.

Comparative Effects

Option 1 will ensure the effective operation of the Ardleigh Reservoir, as a key part of the infrastructure of the district. This option helps to ensure that the water quality draining into the Reservoir is not compromised by inappropriate development or possible pollution from proposed developments. Under the no policy option it is possible that development could be permitted that could materially impact on the quality of the water draining into the Reservoir.

✓ - 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									

SECTION 6. PREDICTING AND EVALUTATING THE EFFECTS OF THE PLAN AND CONSIDERING MITIGATION AND ENHANCEMENT MEASURES

SA Task B3: Predicting the effects of the Plan

SA Task B4: Evaluating the effects of the Plan

SA Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects

SEA Directive says:

(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; Annex 1

(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; Annex 1

This part of the SA requires an assessment to be made of the social, environmental and economic impacts of the Local Plan. Impacts need to be described in terms of their magnitude, geographical scale, time period over which they will occur, permanence, likelihood and any secondary or cumulative effects. This section is split into three parts; the first summarises the impacts of the policies contained within the 'District- Wide' chapters of the plan (Chapters 2 to 5 inclusive), the second outlines the effects on each area of the district and recommends mitigation and enhancement measures that can be incorporated through policies within the 'Area' chapters of the plan (Chapters 6 to 12 inclusive), and the final part outlines the cumulative impact of the whole Local Plan.

District- Wide Policies

Strategic options were appraised as part of the initial appraisal work, the Plan (then the Core Strategy) included five strategic policies, which were included to help deliver the spatial strategy (new jobs, new homes, improving the strategic transport network, settlement hierarchy and essential infrastructure improvements). The principles of these policies; to create new jobs and homes; to improve the strategic transport network; to manage growth through a hierarchy of settlements; and to ensure essential infrastructure improvements, are all still included within the Local Plan, albeit included under different policy headings and under different District-wide chapters of the Plan (for example policies "Housing Supply"; 'Improving the Strategic Transport Network'; 'Urban Settlements', 'Key Rural Service Centres' and 'Smaller Rural Settlements'; 'Securing Facilities and Infrastructure'; and numerous other policies contained particularly within Chapters 2 to 5 of the Local Plan).

Through these policies the Local Plan will ensure that employment opportunities are accessible to centres of population by supporting a diverse range of employment opportunities. 4,000 full time equivalent jobs are expected to be created in the plan period. The area based chapters include policies on employment opportunities for the district's main towns and some of the rural service centres. The rural economy will be enhanced through the promotion of tourism in the rural areas and supporting farm diversification schemes. Inward investment will significantly increase and the seaside towns will be regenerated; which will also promote tourism. Promoting tourism is an important element of this approach as it involves utilising the districts strengths. Levels of unemployment should reduce, which will help to tackle deprivation. The skills base of the population will be enhanced through the joint

working between the Council and education authority to improve education establishments. The future Bathside Bay development, which is supported by this plan but is likely to take place after this plan period, will adversely affect the integrity of the Stour and Orwell Estuaries SPA/Ramsar site, however this has already been accepted and a compensatory habitat will be provided. The promotion of the districts natural assets will result in increased visitor pressure, to the detriment of the ecological structure and function of these protected sites. Large parts of the district, including Harwich, where employment opportunities are encouraged, are at risk of flooding and it will be essential that the National Planning Policy Framework sequential test and exception test are passed. The Local Plan will support the renewable energy industry and renewable energy technologies.

This Local Plan will ensure the delivery of around 4,000 homes, which will support the growing population and address the overwhelming need for affordable housing. Affordable homes and a mix of housing types will be delivered, which will help to address deprivation. The Local Plan will ensure that new dwellings make efficient use of land by directing development to Brownfield sites. However, as the recent housing boom has exhausted the majority of sites within existing settlements 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. Whilst nationally the housing market is suffering due to the recession the plan will run up until 2021 (a shorter plan period with fewer dwellings allocated than in previous drafts of the plan) and it is anticipated that the housing market will improve and so whilst there may be a short term reduction in housing building the Council is confident that 4,000 dwellings will be built within the plan period. The delivery of new homes will provide employment opportunities in the construction industry and through the provision of services/ facilities to support new housing. A 6% increase in housing stock will be allocated across all settlements in the district, which will help to sustain rural communities. Infrastructure and services will be delivered as part of new housing to ensure that new housing does not place pressure on existing services. Phased improvements to building regulations in relation to the energy efficiency of new dwellings will be introduced and the Local Plan will encourage building regulations in relation to energy efficiency to be exceeded in new developments, which will ensure the delivery of more sustainable homes.

There are 14 railway stations in the district and seeking improvements to the railway network will increase the amount of people using the train. Safeguarding and improving bus services throughout the district and assisting in the delivery of a district wide network of footpaths and bridleways will also promote sustainable modes of travel. Improvements to the bus and rail services in the district will contribute to improved equality by providing those without a car with the opportunity to travel around the district more easily. Upgrading the A120, which is required as part of the planning consent for Bathside Bay, and upgrading the A133 between Frating and Weeley will help promote the port and secure inward investment both in Harwich and elsewhere within the district. 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.

Identifying 'Urban Settlements', 'Key Rural Service Centres' and 'Smaller Rural Settlements' will reduce the need to travel and sustainable modes of travel will be promoted, with a 6% increase in housing stock across all settlements in the district the majority of development will take place in the district's main centres of population. This approach also recognises the importance of rural service centres and will ensure that growth, appropriate to the scale of the village, can take place within the rural areas, which will help to sustain and enhance villages. Small scale

development in smaller villages helps to promote social cohesion by, for example, providing new homes so that young people who have grown up in the village have the opportunity to live there and retaining local services/ facilities through an increase in customers.

Upgrading the roads in the district, particularly the A133 and A120 will help to secure inward investment, promote development of the ports, reduce congestion and improve accessibility. The delivery of new schools will help to improve levels of educational attainment by ensuring that existing class sizes do not increase to the detriment of pupils. Infrastructure improvements for example at the Jaywick STW are necessary, which will help to maintain water quality.

Mitigation and enhancement

- More detail is needed concerning the promotion of the district's natural assets and the SPAs/ SAC should not be promoted in the absence of a study to investigate whether these sites can cope with additional visitor pressure. Currently 52.84% of the Colne Estuary SSSI, 71.44% of Hamford Water SSSI and 99.73% of the Stour Estuary SSSI are in unfavourable condition and declining.
- The site specific policies within the 'Area' Chapters of the Local Plan will need to ensure that housing sites avoid flood risk areas, historic assets, highly sensitive landscapes and nature conservation interests.

Delivering Sustainable Development

There are ten policies in the Delivering Sustainable Development chapter:

- SD1: Presumption in Favour of Sustainable Development
- SD2: Urban Settlements
- SD3: Key Rural Service Centres
- SD4: Smaller Rural Settlements
- SD5: Managing Growth
- SD6: Strategic Green Gaps
- SD7: Securing Facilities and Infrastructure
- SD8: Transport and Accessibility
- SD9: Design of New Development
- SD10: Sustainable Construction

This section of the Local Plan reflects the overarching theme of sustainability running through the policies and proposals in the Local Plan and the process of making decisions on planning applications. It gives certainty about the type of development that will be acceptable in different areas of the district, including identifying a 'settlement hierarchy' for the district, upon which a fair approach to the distribution of housing growth has been based, with a 6% increase in housing stock across all settlements in the district. It also focuses the majority of the district's economic growth within the district's urban settlements and clearly defines the countryside as areas outside of settlement development boundaries. This certainty will avoid speculative development in the countryside. The CPRE report, Brownfield Market Signals, concludes that the availability of Greenfield land decreases the viability of Brownfield sites. The general presumption against development in the countryside will ensure that development is directed to existing settlements and along with identified strategic green gaps the countryside will be protected; in addition, the transport hierarchy will ensure that sustainable modes of travel are given the highest priority. It is highly likely that infrastructure will be in place prior to the completion of development and the Community Infrastructure Levy or other equivalent tariff-based

contributions mechanism will ensure that even small development contributes to infrastructure provision and that new homes and jobs will be supported by the necessary facilities and infrastructure to deliver sustainable communities. The Council will need to establish a charging schedule and the Community Infrastructure Levy will be subject to consultation and examination itself, as an emerging piece of work. Development will be required to incorporate measures to design out crime, which will help to tackle crime (fear of and actual crime) and anti social behaviour. The design of new development will help to ensure that development does not affect residential amenity, which will help to promote social cohesion; the design policy is split into three sections and one of these deals with avoiding/minimising negative impacts on residential amenity. The design policy and the policy on sustainable construction will address climate change through a number of measures. Orientating dwellings to the south will result in solar gain, which will reduce the amount of energy needed for lighting and heating. Water storage will reduce surface water flooding and conserve water. Building regulations will be exceeded to reduce carbon emissions and the recycling of waste will be further promoted. These policies will also ensure that the impact on landscape character is considered and that development is sympathetic to local character and distinctiveness.

Adverse effects

The policies in this section are overall very positive, however appraisal work has identified that the impact of a 6% housing stock increase across all settlements in the district, including in the smaller rural settlements could result in the loss of Greenfield land; adversely impact landscape character; and could affect environmentally designated sites. Development in more rural locations is also likely to lead to people travelling to/from the site by private car; thereby increase air pollution and greenhouse gas emissions. It is considered however that appropriate policies in the Local Plan will ensure sustainable transport is promoted and that landscape character and environmentally protected sites are protected.

The policy on sustainable construction requiring developments to exceed building regulations in relation to reducing carbon emissions could also have some negative effects in terms of the delivery of housing in the district, particularly in times of economic uncertainty, however, it is felt that the policy wording will encourage developers to improve the energy efficiency within their buildings without being too restrictive. The government is also looking to make the Code for Sustainable Homes a mandatory requirement of national building regulations nationally and so this issue would not deter development solely in the Tendring district.

Mitigation and enhancement measures

The adverse effects identified above will be mitigated through other policies in the Local Plan relating to development in the rural areas, landscape character and nature conservation. No other mitigation or enhancement measures are necessary.

Equality Impact Assessment

Development could potentially affect elderly and disabled people with mobility impairments. However, the Local Plan promotes sustainable travel links and includes a transport hierarchy which gives top priority to those with mobility impairments. Additionally, the policy on the design of development ensures convenient access in new development for people with mobility impairments.

Some ethnic groups may find that their traditional building styles may not fit into the established character of an area. However, the Local Plan promotes Community-Led Planning, in the form of Neighbourhood Plans, Village Design Statements or design/development briefs, which will provide a way for all people to get involved in design issues.

Planning for Prosperity

There are fifteen policies in the Planning for Prosperity chapter:

- PRO1: Improving the Strategic Transport Network
- PRO2: Improving the Telecommunications Network
- PRO3: Improving Education and Skills
- PRO4: Priority Areas for Regeneration
- PRO5: Town, District, Village and Neighbourhood Centres
- PRO6: Retail, Leisure and Office Development
- PRO7: Tourism
- PRO8: Hotels and Guesthouses
- PRO9: Holiday Parks
- PRO10: Camping and Caravanning
- PRO11: Harwich International Port
- PRO12: Freight Transport and the Movement of Goods
- PRO13: The Renewable Energy Industry
- PRO14: Employment Sites
- PRO15: The Rural Economy

Inward investment will be secured through improvements in the district's transport and telecommunications networks and by improving education and skills and employment land will be safeguarded from alternative uses, which will help the district's economy. Five Priority Areas for Regeneration are identified. Regeneration will address levels of deprivation, increase educational attainment, create new jobs, contribute to health and income equality and promote social cohesion. The regeneration of the five regeneration areas will also benefit the district's town centres and tourist economy. Tourism will be actively promoted, which will bring many benefits to the district. It is highly likely that this will be achieved as the regeneration areas include the district's traditional tourist areas including Walton-on-the-Naze, Clacton. The tourist economy will be further enhanced through support given to all types of tourist accommodation and proposals for tourist attractions. Rural employment sites and local retail centres will be protected, to the benefit of the district's rural economy and rural residents. Conversely, the vitality and viability of the centres within the district will very likely be sustained by ensuring that ground floor uses remain in active use. Sustainable freight will be encouraged, which will reduce the amount of HGVs and associated pollution and also aid the continued operation of Harwich International Port. Renewable energy industries will be supported, particularly at Harwich International Port, along with education and training facilities to improve awareness of climate change; this will further encourage the use of sustainable renewable energy and will also ensure skilled specialist knowledge will be locally available, providing employment opportunities for local people. Clacton Town Centre and Seafront, Harwich, Dovercourt Town Centre and Walton are all notified as conservation areas and are also regeneration areas. Development will enhance the character and appearance of these conservation areas to the benefit of the district's historic environment.

Adverse Effects

If the protection of employment sites policy only relates to employment sites shown on the Policies Map smaller sites that may not be shown on the Policies Map will fail to be safeguarded.

Increasing tourism will increase the amount of car journeys into the district. The majority of visitors travel by private car, particularly those staying overnight. Even many day trippers travel by car as evidenced by the congestion on the A133 during the summer months. Improving the strategic transport network and promoting the Harwich International Port, whilst having positive economic affects may also increase traffic and pollution.

The promotion of the district's natural assets will result in increased visitor pressure, to the detriment of the ecological structure and function of the site.

The tourist economy may be affected by the occupancy restrictions; particularly those areas that are subject to the 31 October to 1 March restriction. One of the Council's aims is to promote the tourist economy and seek to promote year round tourism.

In addition, support for the rural economy could increase development in rural areas which could result in the loss of Greenfield land; adversely impact landscape character; and could affect environmentally designated sites. Development in more rural locations is also likely to lead to people travelling to/from the site by private car; thereby increase air pollution and greenhouse gas emissions. It is considered however that appropriate policies in the Local Plan will ensure sustainable transport is promoted and that landscape character and environmentally protected sites are protected.

Mitigation and enhancement measures

Brownfield sites, particularly those that have been vacant for some time, often have biodiversity value and this should be considered at the development management stage to ensure that biodiversity is not adversely affected.

Development likely to affect an international site will need to demonstrate that it will not alone or in-combination and directly or indirectly affect the integrity of an international site.

Sustainable travel into the district should be promoted as part of the tourism strategy and through other policies in the plan related to sustainable modes of transport.

All employment land and premises should be protected from the change of use to alternatives, not just those sites identified on the Policies Map.

Other policies in the Local Plan relating to development in the rural areas, landscape character and nature conservation can help to reduce the adverse effects of rural development.

Equality Impact Assessment

The promotion of the diverse economy, including a strong night time economy could make women feel unsafe at night. However, the Local Plan promotes high quality design that incorporates measures to design out crime.

Planning for People

There are twenty-four policies in the Planning for People chapter:

- PEO1: Housing Supply
- PEO2: Housing Trajectory
- PEO3: Housing Density
- PEO4: Standards for New Housing
- PEO5: Housing Layout in Tendring
- PEO6: Backland Residential Development
- PEO7: Housing Choice
- PEO8: Aspirational Housing
- PEO9: Family Housing
- PEO10: Council Housing
- PEO11: Rural Exception Sites
- PEO12: Flats, Apartments and Maisonettes
- PEO13: HMOs and Bedsits
- PEO14: Single Storey Residential Development (Bungalows)
- PEO15: Traveller Sites
- PEO16: Residential Institutions and Care
- PEO17: Living Accommodation for Family Members
- PEO18: Community Facilities
- PEO19: Green Infrastructure
- PEO20: Playing Pitches and Outdoor Sports Facilities
- PEO21: Indoor Sports Facilities
- PEO22: Green Infrastructure in New Residential Development
- PEO23: Children's Play Areas
- PEO24: Cemeteries and the Crematorium

This chapter addresses housing issues for all groups within the district. It is certain that housing will be provided in the 10-year plan period, including affordable housing (in the form of Council Housing) as part of larger new developments. It is also likely that rural exception schemes for 100% affordable housing will come forward on the edge of settlements. There is an overwhelming need for affordable housing within the district and the provision of affordable housing will help to tackle levels of deprivation. A mix of dwellings at an appropriate density will certainly be delivered, and in accordance with policies on standards of new housing and housing layout it is certain that housing will meet minimum space standards to ensure good standards of residential amenity, which will bring about social and economic improvements to the district. Efficient use of land will be made by only accepting backland development where they comply with specific criteria and this will also help to ensure that development does not negatively affect residential amenity, which will help to promote social cohesion. A range of housing types will be available promoting social cohesion and meeting the needs of the population of the district. Traveller pitches will likely be provided in accordance with the demand identified in the Essex Gypsy and Travellers Accommodation Assessment, although the majority of recent applications for gypsy pitches have been refused by the Council. The allocation of traveller sites is more likely to lead to an increase in authorised pitches. Authorised pitches will reduce social tension and the adverse environmental impacts from unauthorised encampments. The framework is provided for residential institutions to come forward, with a focus on meeting local need for such facilities. The retention of community facilities will promote social cohesion; this is particularly important in rural areas where residents with restricted mobility may find it hard to travel. In addition this will help employment opportunities through the by retaining community facilities; As recommended in previous SA work the loss of community facilities will only be acceptable if replacement facilities are available within an easily accessible distance

(1,600 metres of the existing facility) which will ensure that good access is maintained, this will include health facilities which will reduce health inequalities. Children's play areas contribute to the social and educational development of children and these areas will certainly be delivered as part of development. This is happening now and will continue to do so. Recreational facilities, open space and community facilities will be safeguarded and new ones created, which will help to reduce isolation and the need to travel.

Adverse Effects

The SHMA indicated that due to the high level of demand for affordable housing an affordable housing target of 40% could be set. However, the Local Plan's target is for 10-25% of dwellings to be delivered as Council Housing.

Some of the housing types, particularly Aspirational Housing, of which 30% of all larger residential and mixed use developments must provide, do not create the most efficient use of land as they are built at low densities.

Rural exception schemes and gypsy sites are highly likely to take place on Greenfield land, which will affect landscape character and biodiversity.

Backland development will result in the loss of gardens, which will increase the risk of surface water flooding through an increase in hard surfaces and reduction in space to hold water. Gardens can have a high biodiversity value, which will be lost through backland development.

Mitigation and enhancement

Allocating a traveller site at land Great Bentley will ensure sites will not have to be assessed on a case by case basis as part of the development management process. This ensures that whilst local nature conservation and landscape designations should not be used as a reason to refuse applications for traveller pitches, these local designations can be protected through positively planned traveller sites.

Higher levels of open space and green infrastructure could be promoted at sites close to an international site where monitoring has indicated that the international site is deteriorating as a result of visitor pressure.

Sustainable drainage systems must be required for all backland schemes to ensure that the risk of flooding is not increased.

Equality Impact Assessment

There is currently a lack of sites for gypsies and travellers in the district. However, a gypsy site is safeguarded under the Travellers Sites policy and so this ethnic group will not be discriminated against.

Planning for Places

There are ten policies in the Planning for Places chapter:

- PLA1: Development and Flood Risk
- PLA2: Coastal Protection
- PLA3: Water Conservation, Drainage and Sewerage
- PLA4: Nature Conservation and Geo-Diversity

- PLA5: The Countryside Landscape
- PLA6: The Historic Environment
- PLA7: Conservation Areas
- PLA8: Listed Buildings
- PLA9: Enabling Development
- PLA10: Renewable Energy Installations

These policies will ensure the protection and enhancement of nature conservation interests, historic assets and landscape character. Detailed criteria are included in these policies, which will ensure that the different aspects that make up the historic and natural environment are considered. It is highly likely that sustainable drainage systems (SuDS) will be required as part of all development as applicants will be expected to justify why they have not used SuDS in all cases. SuDS reduces the risk of flooding, improves water quality, can recharge underground aquifers and can enhance biodiversity. It is highly likely that water conservation measures will be required as part of development. Water quality will be maintained as development will need to demonstrate that wastewater can be dealt with within the confines of existing consents, as recommended in previous SA work. The Water Cycle Study has shown that many of the sewage treatment works (STW) within the district have limited headroom and so will not be able to cope under present consents with increased wastewater. It is essential that this issue is resolved prior to development commencing. Levels of recycling, sustainable construction and renewable energy will all certainly increase over the plan period. As the plan period progresses and sustainable construction and renewable energy technologies become cheaper and building regulations improve greenhouse gas emissions will reduce. Nature conservation sites and interests will be protected and enhanced. It is highly likely that international and nationally designated sites will be protected as legislation exists to protect these sites. It is likely that local sites will be protected as the policy requires local sites to be protected from development that is likely to have an adverse impact. Whilst habitat enhancement and creation will take place as part of development this will not occur in every case and is only likely to occur as part of major development. The historic environment will be protected and enhanced; legislation exists in addition to policies in the Local Plan, and the creation of a local list will protect non-statutory protected historic assets. Whilst it is likely that landscape character and the undeveloped coast will be protected through this section of the Local Plan and as recommended by previous SA work the proposed extension to the Suffolk Coast and Heaths AONB will be subject to a high level of protection, some development may encroach into coastal protection belt to fund, maintain and upgrade infrastructure associated with defending the coast from flooding and erosion. Regeneration will be able to come forward in Walton, Harwich and Jaywick, three of the district's regeneration areas, as the flood risk sequential test will be applied at settlement level rather than district wide. Proposals within Flood Zone 2 or 3, involving development on land specifically allocated in the plan or within a Priority Area for Regeneration will only be permitted if they pass the National Planning Policy Framework's 'exception test' and any other requirements of other policies in the Local Plan. The tourist economy will be enhanced through supporting the Dedham Vale Area of Outstanding Natural Beauty (AONB) and area proposed as an extension to the Suffolk Coast and Heaths AONB.

Adverse Effects

The impact of the conservation area policy and listed building policy on the potential for sustainable construction and renewable energy is uncertain and will depend upon implementation.

Promoting tourism in the area proposed as an extension to the Suffolk Coast and Heaths AONB could possibly affect the Stour and Orwell Estuaries SPA. This will need to be considered if the Council promotes tourism in this area in partnership with the Suffolk Coast and Heaths AONB Management Board and Natural England.

Mitigation and enhancement measures

Whilst climate change objectives can conflict with the conservation of the historic environment planning applications within conservation areas and affecting a listed building (and indeed elsewhere in the district) should seek to reduce carbon dioxide emissions. Development affecting the historic environment can provide opportunities for enhanced energy efficiency, improved resilience to weather, sustainable drainage and use of water and possibly the provision of renewable energy technologies. Considering these issues as part of development rather than as stand alone projects can help to ensure that they are sympathetic to the character and appearance of the conservation area and/or listed building and applicants should be required to demonstrate that they have considered such measures as part of the planning application.

It must not be assumed that sites at risk of flooding within the district's regeneration areas will automatically pass the flood risk sequential test and exception test.

All development affecting nature conservation interests (local wildlife sites in particular should be referred to here as they do not enjoy statutory protection) should be required to demonstrate that alternatives have been considered and rejected and that the benefits of the proposal will outweigh the harm caused. Mitigation measures will also be required.

Equality Impact Assessment

The protection of listed shop frontages may affect elderly, disabled and people with prams/buggies in terms of access. However, whilst listed buildings will be protected there is flexibility through the Disability Discrimination Act and Building Regulations, which will ensure that necessary works can be carried out to listed buildings to ensure that access is equitable.

Area Policies

Clacton-on-Sea

There are eighteen policies in the Clacton-on-Sea chapter:

- COS1: Regeneration at Clacton Town Centre and Seafront
- COS2: Clacton Town Centre
- COS3: Creation of a Civic Quarter
- COS4: Expansion of Waterglade Retail Park
- COS5: Warwick Castle Market Site
- COS6: Development in Jackson Road
- COS7: Rejuvenating the Station Gateway
- COS8: Atlanta Café
- COS9: Anglefield Cliff-Side Hotel Proposal
- COS10: Regeneration in Brooklands, Grasslands and the Village, Jaywick
- COS11: Martello Bay Watersports Centre
- COS12: Development at Rouses Farm, Jaywick Lane

- COS13: Development South of Clacton Coastal Academy, Jaywick Lane/ Rush Green Road
- COS14: Development East of Rush Green Road
- COS15: Development East of Thorpe Road
- COS16: Development South of Centenary Way
- COS17: Development at Gainsford Avenue
- COS18: The Gardens Area of Special Character

The settlement of Clacton will deliver the majority of the homes needed throughout the plan period, through a 6% increase of housing stock of the largest populated area within the District. Areas to the north and west of Clacton scored most favourably, as part of the appraisal of the broad areas of search. The Clacton area has limited constraints and so development is highly likely to come forward during the plan period, subject to the performance of the housing market. Phased improvements to building regulations in relation to energy efficiency and the Code for Sustainable Homes will result in more sustainable homes. Jobs will be delivered in association with housing growth. However, the Employment Land Study indicates that the majority of Clacton's new jobs will be delivered through economic growth in the town centre, predominantly in the retail and office sectors. Indeed five opportunity sites within Clacton Town Centre have been identified in the 'Celebrate-on-Sea' study of Clacton Town Centre, to help tackle the area's decline and bring about economic growth and these have translated into policies within the Plan. The Local Plan will regenerate Clacton Town Centre and Seafront through improvements to the Town Centre and the tourist economy and will support the viability and vitality of the town centre by supporting town centre uses within the core retail area of Clacton. Jaywick as the most deprived area in the country will also be regenerated through a more flexible policy approach to development in the area that will positively reduce the risk of flood damage and risk to residents and also allow development that would previously been restricted in the area, to bring about positive improvements to the area. A range of tourist attractions and tourist accommodation will be supported to encourage visitors to experience the full range of attractions and facilities offered in the area, particularly along the Clacton seafront. The creation of mixed use, well connected neighbourhoods will reduce the need to travel and make sustainable travel a realistic option. Social infrastructure needed to support new housing has been identified in the Infrastructure Study and is set out in the Local Plan. These facilities and services are likely to be delivered as part of housing development, to serve the growing population. Open space and green infrastructure will be provided; as part of the new mixed-use developments. Various mitigation measures are proposed to mitigate the harm of these Greenfield developments, including maintaining the sense of arrival and various landscaping and green infrastructure. However, the development of Greenfield land will adversely affect soil quality and areas to the north-west of Clacton have unresolved wastewater capacity issues. A large part of Jaywick lies within flood zone 3a. Jaywick is well defended at present; however the risk of flooding from a breach in the sea wall or overtopping will increase as a result of climate change. UKCP09 (climate projections) forecast that sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). Therefore consideration of the district-wide policy on flood risk will be required. The seafront forms a key part of Clacton's heritage and this will be protected, including the seafront gardens, which are on the list of registered parks and gardens. The Gardens Area of Special Character, to the east of Clacton will be protected, as will the Clacton Seafront Conservation Area in order to maintain and enhance the character and appearance of the area. The retention of the gaps between Clacton and Little Clacton, Clacton and Jaywick and Clacton and Holland-on-Sea will protect landscape character and the identity of the smaller settlements. The Water Cycle Study (WCS)

has identified that the Jaywick Sewage Treatment Works (STW) is operating above consented capacity and there are no plans to apply for an increase in discharge consent. The Infrastructure Study suggests that if funded by the developer improvements could be made by 2016, but if left to Anglian Water it could be 2021. Anglian Water has identified that growth in Clacton will likely result in flooding from sewers draining to West Road and into a combined sewer outflow. However, the WCS has indicated that St Osyth and Clacton STWs should have capacity to cope with the increase.

Adverse Effects

The new residential developments proposed in Clacton will take place on Greenfield land, which will adversely affect soil quality and biodiversity. However, mitigation measures such as the inclusion of green infrastructure should help to reduce the impact.

Clacton is in great need of affordable housing and the SHMA indicated that due to the high level of demand for affordable housing an affordable housing target of 40% could be set. However, the Local Plan's target is for 10-25% of dwellings to be delivered as Council Housing.

Increasing tourism will increase the amount of car journeys into the district. The majority of visitors travel by private car, particularly those staying overnight. Even many day trippers travel by car as evidenced by the congestion on the A133 during the summer months.

Mitigation and enhancement

Consideration should be given to:

- Increasing the proportion of affordable units as Clacton has the highest demand for affordable housing.
- Development within areas of flood risk in Jaywick will need to pass the sequential and exception tests, which can be applied at settlement level rather than district wide.
- Within Jaywick higher ground such as in parts of Brooklands should be favoured for siting of more vulnerable development such as health facilities and housing.
- The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.
- Sustainable travel into the district should be promoted as part of the tourism strategy and through other policies in the plan related to sustainable modes of transport.

Equality Impact Assessment

The area policies will not adversely affect any of the equality target groups.

Harwich and Dovercourt

There are six policies in the Harwich and Dovercourt chapter:

- HAD1: Regeneration in Harwich Old Town
- HAD2: Regeneration in Dovercourt
- HAD3: Dovercourt Town Centre
- HAD4: Development East of Pond Hall Farm
- HAD5: Development West of Mayes Lane
- HAD6: Development at Harwich School

Housing within Harwich is highly likely to come forward throughout the plan period as there is the potential for Greenfield land unrelated to economic development to come forward earlier than planned if site constraints hold up the delivery of other sites. It is recognised in the Phase One Infrastructure Study that only a small amount of development in Harwich will come forward in the early part of the plan period. As the district's second largest settlement high density can be expected, which will make efficient use of land. However, the vast majority of new housing development will take place on Greenfield land. Jobs may be delivered in Harwich, with confidence, through the growing renewable energy sector. Whilst Bathside Bay is not expected to come forward during this plan period the plan supports this development and other port uses in relation to renewable industries in the Harwich area that could create jobs in the meantime. Other employment will be delivered through the new housing and services/facilities this will bring. Bathside Bay will bring substantial future economic benefits for Harwich and indeed the whole of the district. However, whilst planning permission was granted in 2006 work has not commenced and prior to work commencing on the port the A120 must be upgraded and a compensatory habitat to mitigate the adverse environmental impacts of the development must be provided and so the port will not be operational until after the plan period. The Phase One Infrastructure Study recognises the high cost of bringing development forward in Harwich owing to the infrastructure constraints. Harwich and Dovercourt are priority areas for regeneration and the proposals contained within the Harwich Quay Development Brief and Dovercourt Regeneration Study will help to regenerate the area, increase investment, make the area more attractive for visitors and revitalise the town centres. The viability and vitality of the town centre will also be supported by controls on town centre uses within the core retail area of Dovercourt. It is very likely that these proposals will be delivered; some already have been, as they have been developed in partnership with other organisations and are also being progressed by the Council. The Harwich Linear Park, which will be contributed to by the development east of Pond Hall Farm, will form part of the district's green infrastructure network. It will create a wetland wildlife habitat, which will relieve pressure from visitor disturbance to the international sites in the district and improve access to the countryside. It will also encourage more sustainable journeys; to maximise the potential for sustainable travel connections between developments. Linkages should be made to the Linear Park wherever possible. The education provision of the town could be improved through enabling development at the Harwich School, which would benefit future generations of young people and expand sixth-form education provision in the area. A large part of Harwich is at a high risk of flooding. The Harwich SFRA predicts that in the future existing defences in Harwich could be overtopped by tidal extremes due to rising sea levels. UKCP09 (climate projections) forecast that sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). The SFRA found that the raising of defences and the replacement of flood gates would be an expensive but possible solution and the residual risk of bank breaching will increase in the future despite efforts to raise banks (the difference between the peak tidal level and the ground level will increase). It will be essential that development in flood risk areas passes the sequential test and exception test and that the flood risk assessment clearly shows that safe access and egress can be provided. The SFRA warns that in the future safe access and egress is unlikely to be possible and so it is essential that the most vulnerable uses are not located within flood zone 3a. The SFRA recommends lower vulnerability uses at ground level, the provision of refuse areas, improvements to the flood warning system and the creation of emergency response plans. The future Bathside Bay development will adversely affect the Stour and Orwell Estuaries SPA/Ramsar site, however at the public inquiry into the proposals it was concluded that Bathside Bay is needed for imperative reasons of overriding public interest. Accordingly a

compensatory habitat is required at Hamford Water, prior to port expansion. The Pond Hall Farm site and old Harwich are close to the Stour and Orwell Estuaries SPA/ Ramsar site and proposals could affect this site through increased disturbance. Harwich has a rich maritime heritage and any development has the potential to affect the historic environment. However, the Local Plan will support the proposals in the Harwich Quayside Development Brief and Dovercourt Regeneration Statement, which will both help to ensure the protection and enhancement of the historic environment. Mitigation measures are suggested to avoid harm to the landscape from development to the west of Harwich, including the creation of a green corridor and formal/informal open space. Growth in Harwich would raise the discharge well over the current consent dry weather flow at the Harwich and Dovercourt sewage treatment works (STW). However, Anglian Water state that only one of the two aeration lanes is online so there is capacity for another 50% of secondary treatment. The Infrastructure Study states that if forward funded by the developer necessary improvements to wastewater infrastructure could be made by 2014.

Adverse Effects

The new residential developments proposed in Harwich will take place on Greenfield land, which will adversely affect soil quality and biodiversity. However, mitigation measures such as the inclusion of green infrastructure should help to reduce the impact.

Mitigation/enhancement

- Pond Hall Farm and development west of Mayes Lane have high potential for palaeoenvironmental deposits, which should be explored prior to development.
- Wherever possible all new development should connect to the Harwich Linear Park.
- The flood risk sequential test and exception test must be passed. The Flood Risk Assessments (FRAs) at the development management stage will need to demonstrate that safe access and egress can be provided. In accordance with the recommendations of the SFRA FRAs must avoid medium-highly vulnerable uses at ground level, consider contributing to improvements to the flood warning system and create emergency response plans.
- The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.

Equality Impact Assessment

The area policies will not adversely affect any of the equality target groups.

Frinton, Walton and Kirby Cross

There are nine policies in the Frinton, Walton and Kirby Cross chapter:

- FWK1: Regeneration in Walton-on-the-Naze
- FWK2: Walton-on-the-Naze Town Centre
- FWK3: Frinton-on-Sea Town Centre (Connaught Avenue)
- FWK4: Frinton and Walton Conservation Area
- FWK5: The Avenues Area of Special Character, Frinton-on-Sea
- FWK6: The Martello Development
- FWK7: Walton Mere
- FWK8: Station Yard and Avon Works, Walton
- FWK9: Development at Turpins Farm

The Frinton and Walton area is highly likely to deliver housing during the plan period, particularly with the regeneration and improvements expected in the Priority Area for Regeneration of Walton-on-the-Naze, some of which have been suggested by the Walton-on-the-Naze Regeneration Framework. Development of key regeneration projects within the town will contribute positively to the appearance of the area, deliver improvements to the town to improve the viability and vitality of the town centre and support improved tourist attractions and leisure facilities. The vitality and viability of Frinton town centre is also likely to increase as a result of the implementation of public realm improvements as set out in the Frinton Conservation Area Management Plan and both town centres will be supported through the protection of town centre uses in the key retail centres of the towns. The residential development at Turpins Farm is well located; close to schools, services and The Triangle Shopping Centre. Sustainable travel in this location will be a genuine option and as part of development linkages to existing areas should be made. Supporting the Walton regeneration proposals will bring forward development sites in accessible locations, thus reducing the need to travel. Development in flood risk areas will need to demonstrate that it reduces flood risk overall and does not increase the risk of flooding elsewhere. The Environment Agency has advised that the raising of land may be possible as a means of flood defence, however this is very expensive. Frinton Conservation Area will be enhanced as a result of the Conservation Area Management Plan and a proposed extension of the Conservation Area will also be protected to safeguard and improve the heritage assets of the area. Likewise the special character area of The Avenues in Frinton will be safeguarded to maintain the area's character and the quiet enjoyment of the residents in the locality. Walton is a Victorian seaside town and the regeneration proposals will have regard to its heritage. Walton is an environmentally sensitive area; Hamford Water is located to the west and this is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. Whilst many of the regeneration sites are likely to be within the built up area it is likely that proposals will come forward for Walton Mere. This site is adjacent to the Hamford Water SSSI and the site itself contains a saltmarsh habitat; dominated by common cord grass and providing shelter to roosting and resting coastal wildfowl and waders. This area would be a natural extension to the SSSI; however, it is subject to too much disturbance to qualify. If this site comes forward for development habitat enhancement measures should be included. The Water Cycle Study states that Frinton and Walton sewage treatment works has sufficient headroom to cope with growth. However, the Phase One Infrastructure Study has identified that sewers may need to be upgrading.

Adverse Effects

The new residential developments proposed in Frinton and Walton will take place on Greenfield land, which will adversely affect soil quality and biodiversity. However, mitigation measures such as the inclusion of green infrastructure should help to reduce the impact.

100% Aspirational Housing at the development at Turpins Farm, Frinton does not create the most efficient use of land as they are built at low densities.

Development affecting Hamford Water and other environmental sites close to Walton Mere could adversely affect the important environmental designations in the area through increased disturbance and should be protected.

Mitigation/enhancement

- Landscape management measures will be needed to consider the need to protect and enhance the setting of Hamford Water and ensure settlement separation.
- Development in areas of flood risk must pass the sequential test and exception test, and must demonstrate that it reduces flood risk overall and does not increase the risk of flooding elsewhere.
- If development comes forward at Walton Mere it should include habitat enhancement measures.
- Development should not commence until the sewers have been upgraded to cope with the level of development.

Equality Impact Assessment

The area policies will not adversely affect any of the equality target groups.

Manningtree, Lawford and Mistley

There are six policies in the Manningtree, Lawford and Mistley chapter:

- MLM1: Manningtree Town centre
- MLM2: Edme Maltings Site, Mistley
- MLM3: Mistley Port and Mistley Marine
- MLM4: Development East of Cox's Hill, Lawford
- MLM5: Development East of Bromley Road, Lawford
- MLM6: Development at Horsley Cross

Manningtree, Lawford and Mistley will deliver dwellings and developments suitable to the character of the area. The viability and vitality of Manningtree Town Centre will be improved by ensuring town centre uses are protected within the town centre and new development will increase spending in local shops, services and pubs; further enhancing the vitality and viability of the town centre. There is limited capacity in local primary schools and so discussions with the School Service must continue to ensure that levels of growth can be accommodated within existing schools as the likely growth would not be enough to generate the need for a new primary school. Manningtree High School could accommodate the pupils from proposed development. Development to the east of Cox's Hill is adjacent to the school and so new pupils will be able to walk/cycle to school, increasing sustainable mode of transport use. Manningtree, Lawford and Mistley have a number of employment opportunities and Manningtree train station is close by, providing future residents with good access to work locally and in Colchester, Ipswich and also London. Development at Horsley Cross will provide additional employment land in the area for B2 and B8 uses. Careful consideration will be given to the historic importance of sites within this settlement area, including recommendations from the Manningtree and Mistley Conservation Management Plan, to protect and enhance the historic assets of the area, including those at the Edme Site and close to Mistley Port and Mistley Marine. Development will be served by the Manningtree sewage treatment works (STW) and the Water Cycle Study reports that this STW will remain 20% above consented DWF. Manningtree is designated as a source protection zone and so it will be important to carefully consider the correct use of SuDS to ensure that groundwater is not polluted. The wastewater and water supply infrastructure may need upgrading over the plan period and the Infrastructure Study states that this could be carried out by 2015 if forward funded by the developer. The new residential developments east of Cox's Hill and East of Bromley Road have low-medium landscape quality and value and are therefore unlikely to have high biodiversity value. It is also unlikely to directly affect an environmentally protected site. Whilst

the Historic Environment Characterisation reports that the new developments have limited sensitivity to change the area contains linear cropmarks and is likely to preserve archaeological deposits. The Dedham Vale AONB is located close to the area but is unlikely to be affected owing to the limited intervisibility, however the Landscape Impact Assessment suggests the establishment of formal open space and green buffers to ensure reduced adverse effects on the AONB.

Adverse Effects

The new residential developments proposed in Manningtree, Lawford and Mistley will take place on Greenfield land, which will adversely affect soil quality and biodiversity. However, mitigation measures such as the inclusion of green infrastructure should help to reduce the impact.

Development at Horsley Cross allocates employment use away from centres of population and this will increase the need to travel and could promote unsustainable car journeys.

Mitigation/ enhancement

- Discussions will need to continue with Essex County Council to ensure that the number of pupils generated from new dwellings can be accommodated.
- Necessary upgrades to the wastewater and water supply infrastructure must be completed prior to development.
- An archaeological survey should be completed prior to Greenfield development.
- Screening will be required along the boundaries of new development, to ensure that the setting and views into/out of the Dedham Vale AONB are not adversely affected.
- The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.

Equality Impact Assessment

The area policies will not adversely affect any of the equality target groups.

Brightlingsea

There are three policies in the Brightlingsea chapter:

- BR11: Brightlingsea Town Centre
- BR12: Development at Robinson Road
- BR13: Lime Street

Brightlingsea will deliver dwellings during the plan period in the form of a new residential development to the east of the town. There is a need for affordable housing and family homes in the town, which will be addressed by this new development. This level of development can be accommodated within existing primary and secondary schools and; along with a policy to protect town centre uses within Brightlingsea Town Centre, the development will increase spending in local shops and services helping to increase the viability and vitality of the town centre. Access is poor with one road into/out of the town, which is already congested particularly in the summer months, and public transport is poor. The Phase One Infrastructure Study identifies that health facilities are at capacity. Pollution will increase as new dwellings will increase the amount of people travelling out of the town and there are also water quality issues from a lack of capacity at the sewage

treatment works. Brightlingsea sewage treatment works (STW) already operates within 20% of the consented limit and new development is likely to exceed consented limits by 2011/12. The final Infrastructure Study states that if forward funded by the developer necessary improvements to wastewater infrastructure could be made by 2014. Brightlingsea is surrounded by the coastal protection belt designation, as designated in the 2007 adopted Local Plan and so the new development will result in the loss of part of this designated area. However, the Landscape Impact Assessment states that the new development at Robinson Road relates strongly to the urban edge. Whilst the landscape quality is low the value is medium due to its usage and mitigation measures are proposed, which include the establishment of a green corridor and retention of potential footpath connections. The storage of caravans and boats and their trailers at land east of Lime Street is permitted, with careful consideration of the affects on the appearance of the area and any adverse effects this could have, including any harm to the amenity of adjoining residents. The SFRA states that Brightlingsea waterfront has no flood protection and that development in this area would require additional defenses. The waterfront is also adjacent to the Colne Estuary SPA/ Ramsar site and Essex Estuaries SAC. As a preventative measure the Council will monitor visitors to sites, this is something which is being progressed with neighbouring authority Colchester Borough Council.

Adverse Effects

The new residential development proposed in Brightlingsea will take place on Greenfield land, which will adversely affect soil quality and biodiversity. However, mitigation measures such as the inclusion of green infrastructure should help to reduce the impact.

Mitigation/ enhancement

- It should be made clear that development will not come forward unless improvements are made to Brightlingsea STW so that wastewater can be dealt with within the confines of existing consents.
- The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.

Equality Impact Assessment

The area policies will not adversely affect any of the equality target groups.

Key Rural Service Centres

There are four policies in the Key Rural Service Centres chapter:

- KEY1: Development South of Cockaynes Lane, Alresford
- KEY2: Development Off Holy Way, Elmstead Market
- KEY3: Development North of Abbey Street, Thorpe-le-Soken
- KEY4: Development at Willow's Farm, Weeley Heath

A 6% increase in housing stock is planned within the rural service centres during the plan period. Residential development in these locations will help to address local housing needs, including affordable housing. However, owing to the village setting high density will not be achieved and development will involve Greenfield land, indeed 100% of all dwellings at the Willow's Farm site in Weeley Heath will be Aspirational Homes, which are low density and would not necessarily be the most efficient use of land, this type of development would, however, fit in well with the rural setting of the area. Business units will be delivered as part of housing development

in Alresford. Expansion of the Plough Road Industrial Estate in Great Bentley will be supported, as will employment sites at Swain's Farm, Little Clacton and Willow Park, Weeley. This will increase the amount of jobs in the rural area helping to sustain and enhance rural communities. The Council will work with the relevant Parish Council's to ensure that the most sustainable developments are delivered, which will help to promote social cohesion and avoid the most sensitive landscape areas. The level of development in Alresford and Thorpe le Soken can be accommodated within existing primary and secondary schools (providing that contributions are made towards necessary improvements and travel costs). There is no capacity within the primary school at Elmstead Market, which may need to be addressed. The impact on the need to travel is neutral as a village residents will need to travel elsewhere for work and other services/ facilities and shops, however new employment opportunities will be delivered which may reduce the need for existing residents to travel. Green infrastructure will be provided in Alresford, Elmstead Market and Thorpe le Soken, which will improve access to the countryside to the benefit of people and wildlife. A new village hall will be provided as part of the development at Elmstead Market, which will positively contribute to community infrastructure in rural areas and will also help to promote social cohesion through a shared community resource. New sewers will be needed to accommodate development in Alresford and Elmstead Market. Thorpe le Soken and Little Clacton are served by Clacton STW, which has capacity to accommodate the growth proposed and St Osyth's STWs should also have capacity to cope with the increase. The Water Cycle Study contains no data for the Thorpe le Soken STW, however it notes that given the relatively small-scale development planned there should not be a problem.

Adverse Effects

The new residential development proposed in the Key Rural Service Centres will take place on Greenfield land, which will adversely affect soil quality and biodiversity. However, mitigation measures such as the inclusion of green infrastructure should help to reduce the impact.

100% Aspirational Housing at the development at Willow's Farm, Weeley Heath does not create the most efficient use of land as they are built at low densities.

Mitigation/ enhancement

- Essex County Council has advised that there is no primary school capacity to accommodate growth at Elmstead Market; this will need to be addressed prior to development taking place.
- Archaeological surveys should be submitted with planning applications.
- The sewers must be upgraded in Elmstead Market and Alresford prior to development commencing.

Equality Impact Assessment

The area policies will not adversely affect any of the equality target groups.

Countryside and Smaller Rural Settlements

There are ten policies in the Countryside and Smaller Rural Settlements chapter:

- COU1: Plotland Development
- COU2: Garden Extensions into the Countryside
- COU3: Conversion or Re-Use of Rural Buildings in the Countryside
- COU4: Business and Domestic Equine-Related Activities

- COU5: Agricultural and Essential Workers' Dwellings
- COU6: Agricultural Buildings and Structures
- COU7: Farm Diversification
- COU8: Thorpe Maltings
- COU9: Safeguarding of Civil Technical Site, North of Little Clacton and South of Thorpe-le-Soken
- COU10: Ardleigh Reservoir Catchment Area

Small scale housing development will be permitted, with a 6% increase in housing stock across all settlements in the district, including smaller rural settlements. It is highly likely that agricultural workers dwellings will be retained where there is a need in the locality and new dwellings for agricultural workers will come forward where there is a genuine need. Inappropriate plotland development will not occur. The tourist economy will be enhanced through support given to the re-use of rural buildings for holiday accommodation. This will also support the rural economy; as will equestrian development. Furthermore, supporting agricultural buildings and dwellings will help to sustain farming enterprises, which will sustain and enhance the rural economy. Farm diversification schemes will also help to sustain and enhance the rural economy and, in some cases, promote social cohesion through the provision of community facilities. The re-use of rural buildings will, in some cases, enhance the historic environment where the building is listed or curtilage listed. Thorpe Maltings in particular will be conserved and enhanced through a comprehensive enhancement scheme of Thorpe-le-Soken Station and Maltings Conservation Area in accordance with the adopted Conservation Area Management Plan for the area. The replacement of rural buildings will only be permitted in exceptional circumstances as there is an emphasis on the re-use of rural buildings. Landscape character will be protected through restrictions on proposals to extend domestic gardens into the countryside and through the careful consideration of the siting of agricultural buildings and structures in the countryside. The civil technical site and its surrounding area will be safeguarded, so not to materially impact on the function of the technical site. Similarly, the Ardleigh Reservoir and catchment area will be protected from development that could materially impact on the quality of the water draining into the Reservoir and therefore the operation of the site.

Adverse effects

The re-use of rural buildings for employment purposes will result in the creation of jobs in areas that are not accessible to centres of population. This will increase the need to travel for workers not living within the immediate area.

Agricultural buildings, agricultural workers dwellings and equestrian development will all, very likely, result in the loss of Greenfield land and could adversely affect landscape character and biodiversity.

Mitigation and enhancement

- The policy on garden extensions into the countryside may require permitted development rights to be removed for outbuildings as part of garden extensions to help protect the setting of the countryside, this wording could be strengthened.
- To minimise the impact of agricultural buildings and agricultural workers dwellings they should be located close to existing buildings and/or areas of hardstanding.
- Sustainable travel in the district is promoted through other policies in the plan related to sustainable modes of transport.

Equality Impact Assessment

The area policies will not adversely affect any of the equality target groups.

Cumulative effects

The SA as the appraisal of a strategic level document is the ideal place to consider cumulative impacts. It is difficult at the site specific level (i.e. through EIA) to determine the cumulative effects of a proposal and so this section may be beneficial to future projects coming forward through the development management process.

Appendix G includes the full plan appraisal, which considers the likelihood, geographical area, permanence and timing of the Local Plan on each of the assessment criteria. This appraisal is summarised below.

Likelihood/ certainty

It is highly likely that 4,000 dwellings will be provided in the plan period and 4,000 jobs will be created. It is certain that in the majority of cases affordable housing will be delivered as part of major development. However, the affordable housing percentage set in the Local Plan is 10-25% in the form of Council Housing (and 30% Aspirational housing, 40% family housing, and 5-20% to be determined by developers in responding to market demand) whilst the SHMA indicated that the Council would be justified to seek 40% affordable housing owing to the overwhelming need for affordable housing. The framework is provided for rural exception schemes to come forward, and in 2009/10 rural exceptions schemes were undertaken in Thorpe-le-Soken, Aingers Green and Thorrington. It is certain that 60% of new dwellings on previously developed land will not be met. The Strategic Housing Land Availability Assessment advises that only 20% of new dwellings are likely to be provided on previously developed land.

It is highly likely that regeneration will occur; five Priority Areas for Regeneration have been identified and various strategies have been/ are being produced to promote regeneration. As part of these regeneration projects the district's tourist economy will be promoted. It is highly likely that the vitality and viability of the town centres will be enhanced; particularly Clacton Town Centre. Frinton Town Centre will be improved as a result of public realm improvements identified in the Conservation Area Management Plan. 'Dovercourt Rediscovered', a Regeneration Statement has been prepared for Dovercourt Town Centre. It is highly likely that the rural economy will be sustained and enhanced through the support given to small scale employment development in the countryside.

It is likely that the need to travel will be reduced as the Local Plan will lead to mixed use development in the most accessible locations (a 6% increase in housing stock across the settlements within the District will help this, with a greater *number* of homes being built in the urban settlements where existing infrastructure and services are present and there are better opportunities for the use of public transport). However, rural employment sites may increase the need to travel and an increase in visitors to the district will increase the amount of car journeys. Linked to the reduced need to travel, it is likely that sustainable modes of travel will increase as the Local Plan will deliver a number of green infrastructure projects, supports improvements to the railway network and support improvements to the bus network.

Social infrastructure and services will be delivered as part of development and the Local Plan already identifies necessary infrastructure in certain locations. The Community Infrastructure Levy or other equivalent tariff-based contributions mechanism will increase the amount of contributions towards infrastructure as even small scale development will be required to contribute. The impact on pollution is mixed. The Local Plan will reduce the need to travel and promote sustainable travel, which will reduce air pollution. However, an increase in visitors will increase levels of air pollution. The quality of bathing waters is likely to improve if tourism improves. Development of Greenfield land will adversely affect soils; however the Local Plan does help to ensure that the highest grade agricultural land is safeguarded from development. SuDS will help in reducing water and soil pollution.

It is certain that greenhouse gas emissions from new build will be reduced. From 2010 new dwellings will have reduced carbon dioxide emissions by 25% from 2006 building regulations, 44% reduction by 2013 and 100% reduction by 2016. However, despite a per capita reduction, an increase in population may increase greenhouse gas emissions overall for the district. There is some uncertainty here as sustainable travel improvements may encourage existing residents to use the car less, which will reduce emissions and new employment opportunities in the district will very likely reduce levels of out-commuting. It is highly likely that the risk of flooding will be minimised. Development will need to pass the National Planning Policy Framework sequential test and exception test, and part of this is to demonstrate that the risk of flooding will not increase on the site or elsewhere. SuDS will certainly be incorporated into the majority of developments as the Local Plan requires applicants to justify the non use of SuDS. Additionally, strict occupancy restrictions for holiday accommodation will be applied in areas of flood risk. Whilst Harwich, Walton and Jaywick are all areas of flood risk where regeneration will be supported development will still have to pass the sequential test and exception test and be submitted with a flood risk assessment, which will ensure that the risk of flooding will not increase. It is very likely that biodiversity, high quality landscapes and the historic environment will be preserved through the protection these areas/assets are afforded by legislation. The promotion of the districts natural assets as tourist attractions could affect environmentally protected sites through increased disturbance. Whilst biodiversity may be enhanced through habitat creation as part of development this will not occur in every case. The Water Cycle Study has identified that there are issues in terms of wastewater and if these are not addressed before development comes forward water quality will be adversely affected.

Geographical area

The whole district will be affected by the implementation of the Local Plan. The main urban areas will be affected the most by the Local Plan as the majority of dwellings and new jobs will be located in Clacton, Harwich/ Dovercourt, Frinton/ Walton, Manningtree/ Lawford/ Mistley and Brightlingsea. However, despite this urban focus some development will be directed to the rural areas. Indeed, in terms of dwellings, these will be located throughout the district; with a 6% increase in housing stock across all of the district's settlements, including urban settlements, key rural service centres and smaller rural settlements.

Temporary/ permanent

The impacts of new built development will be permanent and as the population increases the need for housing and employment land/premises will also increase and so housing and employment supply will need to be monitored. Adverse environmental impacts can be permanent and so these will need to be carefully

considered as part of the implementation of the Local Plan. The Local Plan contains policies, which will help to ensure that adverse effects do not occur.

Timing

Dwellings will be delivered throughout the 10-year plan period. The Council will seek to ensure that, in any one year, there is sufficient land available to deliver a minimum of the next 5-years worth of new housing plus 5%. Jobs will be created throughout the plan period in association with new housing. As strategies for all regeneration areas and town centres either have or are being prepared positive impacts will occur in the short term. Whilst infrastructure will be required throughout the plan period and will be secured through planning obligations, CIL will not be implemented immediately. A charging schedule needs to be adopted and has to go through public consultation and an examination in public. The risk of flooding is likely to increase over the plan period as sea levels rise and precipitation increases as a result of climate change. The delivery of renewable energy and sustainable construction measures as part of development will increase as the plan period progresses owing to tighter building regulations.

Uncertainties

Due to the global recession, although this plan supports the proposals for Bathside Bay, it is unlikely that this development will be delivered in the short to medium term. Therefore this plan does not rely on the Bathside Bay development coming forward during the plan period.

Climate change poses a risk to the future of the district and the likely impacts, particularly the severity of impacts, is uncertain. As part of national indicators relating to climate change the Council will continue to monitor the likely risks of climate change.

The impact on greenhouse gas emissions is uncertain; whilst per capita emissions are highly likely to reduce, greenhouse gas emissions for the district as a whole could increase. Whilst the impact is uncertain greenhouse gas emissions will be monitored throughout the plan period.

Linked to the above, it is certain that energy efficiency measures will be incorporated into new dwellings over the plan period, however it is uncertain whether energy efficiency will be maximised and whether the energy efficiency of existing buildings will be improved. This can be addressed through Council wide initiatives to promote energy efficiency and reduce energy consumption.

The impact on pollution is uncertain, but again this will be monitored through various indicators, for example; indicators on the number of air quality management areas, the amount of potentially contaminated land and river quality.

Mitigation and enhancement

Proposed mitigation and enhancement measures have been set out throughout this report.

SECTION 7. IMPLEMENTATION AND MONITORING

Links to other tiers of plans and programmes

The Local Plan is the statutory development plan for Tendring over the ten-year period between 2011 and 2021. All Supplementary Planning Documents will need to conform to the Local Plan. At the project level planning applications will be determined in accordance with the development plan unless material considerations indicate otherwise.

The SA of the Local Plan sets the scope for SAs of other, lower tier, documents. SAs will be completed for Supplementary Planning Documents and they will draw heavily on this SA of the Local Plan. This will provide consistency and will also help with monitoring. This SA may also be useful for Environmental Impact Assessments or appropriate assessments at the development management stage.

Monitoring

SA Task B6: Proposing measures to monitor the significant effects of implementing the Plan

SEA Directive says:

“Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.” Article 10(1)

(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Annex 1

The table, below, sets out the monitoring framework for the Local Plan. It will be updated annually as part of the Annual Monitoring Report. Where appropriate indicators have been highlighted in red, amber or green to indicate their performance against the target and/or the previous years performance.

Objective	Assessment criteria	Indicator & Source	Target	Status 2007/8	Status 2008/9	Status 2011/12
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	Net additional dwellings per annum	400	495	376	241
	Will the delivery of affordable homes increase?	New affordable housing as a percentage of all new housing development	N/A	2%	11%	62%
	Will it deliver a mix of housing types?	Size, type & tenure of new housing	N/A	-	-	-
		Number of gypsy & traveller pitches delivered	-	-	3	-
	Does it make efficient use of land?	Proportion of new homes delivered on previously developed land	N/A	94%	94%	29%
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	Proportion of new homes & commercial floorspace delivered in and on the periphery of urban settlements	N/A	-	-	-
	Will it promote regeneration?	Funding secured for regeneration, TDC annual Outturn Report	N/A	-	£1.77 million	-
		Percentage of new homes & commercial floorspace in Clacton, Harwich & Walton	N/A	-	-	-
	Will the levels of inward investment increase?	Net change in the number of FTE jobs in the district	4,000 over plan period	-	-	-
	Will it contribute to the tourism industry?	Money the tourism sector brings to the economy, Volume and Value Report	N/A	£256,024,500	-	-
		% of jobs related to tourism, Nomis Official Labour Market Statistics	N/A	15.8%	10.5%	-
	Will it enhance the vitality and viability of town centres?	Development of sites allocation for employment of town centre uses	N/A	-	-	-
		Development on sites allocation for town centre uses within centres	N/A	-	-	-
	Will it sustain or enhance the rural economy?	Mix of uses within the district's town, village & neighbourhood centres	N/A	-	-	-

		Amount of commercial floorspace delivered outside of urban settlements	N/A	-	-	-
		Number of rural exception sites permitted, Annual Monitoring Report	N/A	0	42	-
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	% of total working age population educated to NVQ4 level and above, Nomis Official Labour Market Statistics	N/A	19.1%	13.1%	12.9%
		% of total working age population with no formal qualifications, Nomis Official Labour Market Statistics	N/A	24.5%	21%	15%
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	% of economically active population within 20 minutes journey time (by sustainable modes of transport) of employment opportunities, Accessibility Indicators, Department for Transport	N/A	91.76 %	-	-
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	% of new dwellings within a 30 min public transport time of local services	N/A	88%	99%	-
	Will sustainable modes of transport increase?	Proportion of people using the private car to access work	Decrease from 2001	65.6%	65.6%	65.6%
		Congestion reference flow on road network	< 1.00	-	-	-
		Estimated length of urban cycling routes, Essex Cycling Strategy and updates	N/A	0 – 5km	0 – 5km	0 – 5km
	Will it promote development of the ports?	Number of applications permitted for non-port related development within the port designated areas	0	-	-	-
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	Availability of school places	N/A	-	-	-
		Number of patients per GP	< 2,000	-	-	-
	Will existing public space be retained and new public	Total area of open space in the district	N/A	138.73 ha	-	-

	space be created?					
	Will it reduce actual crime and the fear of crime?	Average number of offences per 100,000 population in a 3 month period, Home Office Crime Statistics	Decrease	5.5	5.1	-
		% who feel safe at night, TDC annual Outturn Report	51.7	62	62	62
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	Number of air quality management areas, Local Air Quality Management Annual Report	N/A	0	0	0
		Number of blue flags and quality coast awards, Leisure Services	3 x blue flags and 6 x quality coast award	2 x blue flags and 6 x quality coast award	2 x blue flags and 6 x quality coast award	3 x blue flags and 6 x quality coast award
		Number of potentially contaminated sites, TDC Statutory Contaminated Land Strategy	N/A	446	446	446
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	% of population with a limiting long term illness, Census data	N/A	24%	24%	24%
		% of working age population claiming a key social security benefit, NOMIS data	N/A	17.9%	18.8%	18.0%
		Rank of average rank of deprivation, The English Indices of Deprivation	N/A	98	98	81 (2010)
	Will it promote social cohesion?	% of residents who think that their area has got better or stayed the same in the past 3 yrs, Best Value General Survey	N/A	84.4%	-	-
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Carbon dioxide emissions, tonnes, Local and regional CO2 emissions estimates, DEFRA	N/A	792	792	792
	Will sustainable design and construction techniques be employed?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	N/A	0	0	-
	Will it minimise the	Number of planning	0	0	0	-

	risk of flooding to people and properties?	permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality				
	Does it provide areas of accessible green space to allow the dispersal of species?	Performance against green infrastructure standards	N/A	-	-	-
	Will it lead to an increased proportion of energy needs being met from renewable sources?	Number of major developments that achieve 10% on site renewable energy	N/A	0	0	-
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	Change in areas and populations of biodiversity importance	No change or positive change	No change	No change	No change
	Will environmentally protected sites be protected or enhanced?	Change in areas and populations of biodiversity importance	No change or positive change	No change	No change	No change
	Will it protect Greenfield land?	% of new and converted dwellings on previously developed land	N/A	94%	94%	29%
	Will landscape quality be maintained?	% of land in Landscape Character Assessment with high sensitivity, Landscape Character Assessment and updates	No loss of land with high landscape sensitivity	27%	27%	27%
	Will listed buildings and conservation areas be protected or enhanced?	Number of listed buildings at risk, Historic Buildings at Risk Register	0	26	6	35 (2011 Heritage at Risk Register)
		Loss of listed buildings or SAMs	0	-	-	-
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	Percentage of household waste recycled, TDC annual Outturn Report	26	23.04%	27.28%	-
	Will water quality be maintained or improved?	Percentage length of estuary quality classed as Good, Environment Agency	N/A	82.1% (Anglia region)	-	-
	Will it maximise the energy efficiency of development?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100%	0	0	-

GLOSSARY

Adaptation: Any adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities.

Appropriate Assessment: An assessment of a plan or project under the Habitats Regulations. This assessment relates to the integrity of Special Areas of Conservation and Special Protection Areas and is conducted specifically and solely in relation to the features for which they were designated and any supporting habitats, species or processes. Only projects determined as having no significant effect on site integrity may proceed.

Backland development: Backland is usually defined as development on land behind the rear building line of existing housing or other development, and is usually land that has previously been used as gardens, or is partially enclosed by gardens.

Climate Change: The climate change problem is related to changes in the concentration of the greenhouse gases (water vapour, CO₂, CH₄, N₂O, and CFCs), which trap infrared radiation from the Earth's surface and thus cause the greenhouse effect. This effect is a natural phenomenon, which helps maintain a stable temperature and climate on Earth. Human activities, such as fossil fuel combustion, deforestation, and some industrial processes have led to an increase in greenhouse gases concentration. Consequently, more infrared radiation has been captured in the atmosphere, which causes changes in the air temperature, precipitation patterns, sea-level rise, and melting of glaciers.

Mitigation: An anthropogenic intervention to reduce the anthropogenic forcing in the climate system; it includes strategies to reduce greenhouse gas sources and emissions and enhancing greenhouse gas sinks.

Ramsar Sites: Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

Special Areas of Conservation: Special Areas of Conservation are strictly protected sites designated under Article 3 of the EC Habitats Directive. Article 3 requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the Annex I habitat types, 78 are believed to occur in the UK. Of the Annex II species, 43 are native to, and normally resident in, the UK.

Special Protection Areas: Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (the Birds Directive). They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

Strategic Environmental Assessment (SEA): This is an assessment that is required (by a European Directive) to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adaption of plans with a view to promoting sustainable development.

Sustainability Appraisal (SA): A Sustainability Appraisal is required to be carried out for all Local Development Documents. It is an iterative process, carried out alongside all stages of plan preparation, and effectively appraises the plan in terms of its environmental, economic and social impacts. It incorporates the requirements of the Strategic Environmental Assessment Directive.

Sustainable Development: The concept that in planning for a better quality of life the economic, social and environmental dimensions have to be considered together and that more attention needs to be given to the long-term consequences of human activity.

Sustainable Urban Drainage Systems (SuDS): A sequence of management practices, techniques and control structures designed to drain surface water in a more sustainable fashion than some conventional piped drainage techniques.

Tandem development: A tandem development is where a new dwelling is placed immediately behind an existing dwelling.

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This list includes the documents used in the production of this report and not the list of documents reviewed as part of stage A1 of the SA (although these documents have contributed to the SA).

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