

Tendring
District Council



**Sustainability Appraisal (SA)
Of
Third Party Housing
and
Employment Sites**

November 2012

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Important Notice

This document is the Sustainability Appraisal (SA) of third party housing and employment site submissions: Proposed Submission Draft (2012). It contains an appraisal of sustainability for each of the submitted sites.

This document is the subject of six weeks public consultation beginning on 26th November 2012 and ending on 7th January 2013. The Council is inviting any interested parties to make representations in accordance with Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

You can send us your comments of support, or objection, in a number of ways:

- If you have access to the internet, the Council's website www.tendringdc.gov.uk allows you to submit your comments on line;
- You can send in your comments on the standard comment form that is available on request and at the various 'deposit points' where this document is available for public view; and

We are happy to accept your comments in the form of an e-mail or a letter, but it is important that you make it clear which part of the document you are commenting on, particularly if you are objecting and what changes you would like to be made. To this end each site has a 'site number'. Be sure to include this number and the location of the site in any correspondence. For example: 'Site: 6.4 Land Rear of St. Mary's Road, Aingers Green'.

The closing date for submitting your comments is Monday 7th January 2013 at 4.00pm. Any submissions received after that time will not be considered.

If you intend to make your representation by post, please send it to the following address:

**The Planning Policy Manager
Department of Planning
Tendring District Council
Council Offices
Thorpe Road
Weeley
Clacton-on-Sea
Essex CO16 9AJ**

Following public consultation, it is the Council's intention to submit the Local Plan (along with this SA and other relevant supporting documentation and any representations received) to the Secretary of State in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. There will then be an independent examination where an appointed Planning Inspector will consider the soundness of the Local Plan having regard to all of the representations received.

Making Your Comments

If you wish to **support** the information contained within this SA, please do make representations stating this. Representations of support will help the Council demonstrate to an independent planning inspector that the Council has taken on board the views of local people and businesses expressed during previous consultation exercises. Representations of support will also help the Council to minimise the risk of the Local Plan getting rejected by the inspector or getting delayed - which could leave the district vulnerable to unwanted development and powerless to influence detailed elements of design and layout.

If you wish to **object** to the information contained within this SA, your representations will need to explain to both the Council and an independent planning inspector that the plan fails to meet one or more of the government's 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **“Justified”** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are objecting to and what changes you think should be made to the plan.

Further information and contacts

Information on this SA, the Draft Local Plan and other accompanying documents are available to view and download on the planning pages of the Council's website www.tendringdc.gov.uk.

If you have any questions regarding this SA, please feel free to contact a member of the Council's Planning Policy Team by telephone on 01255 686177 or by e-mail on planning.policy@tendringdc.gov.uk.

For more detailed information and guidance on the national planning system, please visit the Communities and Local Government website www.communities.gov.uk.

Introduction

As part of the preparation of a new district plan for the Tendring area which, amongst other things, will need to identify sites for housing development to meet the needs of a growing population, the Council invited landowners, developers and the general public to put forward their ideas and suggestions for which sites could be earmarked for housing or mixed-use development.

This document is the Sustainability Appraisal (SA) of third party housing and employment site submissions: Proposed Submission Draft (2012).

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 appraisal considers the housing and employment sites submitted by developers and individuals across the District. Over 250 sites were submitted between 2009 and 2012.

Using This Document

This document is divided up into the district's Parishes (including the un-parished area of Clacton) in alphabetical order. These areas are listed on the contents page above.

For each parish, there is a 'Score Summary' which lists the sites that have been submitted and shows an overview of each site's sustainability score. An example of this 'Score Summary' is depicted below:

Score summary – Aingers Green

File No:	Site Name:	+	-	I/O/? /NA	Score
6.4	Land rear of St. Marys Road	9	7	17	+ 2
6.21	Land off St. Mary's Road, Aingers Green	7	6	21	+ 1

The sustainability score for each site is indicated under the 'Score' column. This score is compiled from adding together the positive (+ green) and negative (- orange) score columns for each site. This can mean that a score could be a positive or negative number. A column showing neutral and unknown scores is also shown (yellow). These scores are not taken into account when reaching the final score but were still graded as part of the SA.

Behind the 'Score Summary' page to each Parish there are the actual appraisals for each site. These take the form of a table of criteria which each site is assessed against. These tables are split into five columns. From left to right these are:

- Objective,
- Assessment Criteria,
- Target,
- Scoring and,
- General Evaluation.

Objective

These are the general arms of the assessment; the broadly defined areas which the Council focused upon in this appraisal. There are nine objectives, these are:

1. Provide decent and affordable homes for all,
2. Harness the district's economic strengths,
3. Improve the skills base through increased learning opportunities for all,
4. Minimise transport growth whilst capturing the economic benefits of international gateways,
5. Promote wellbeing through community cohesion and social capital,
6. Reduce levels of poverty and exclusion,
7. Reduce contributions to climate change,
8. Protect and enhance natural and historic environmental assets and,
9. Ensure the prudent use of natural resources.

Assessment Criteria

This column really spells out the ‘question’ being asked for each criterion, and it is that question that the score is in relation to.

Target

This column shows what the Council aspires to achieve for each of the assessment criteria above. It is an ideal for each criterion.

Scoring

This column sets out the actual score as determined by the Council for each of the criterion. Each score is in the form of a symbol with coloured background (for ease of use). Scores take the following form:

SCORE	DEFINITION
++	Clear and substantive positive effect in response to criteria
+	Some positive effect in response to criteria
0	No effect in response to criteria
-	Some negative effect in response to criteria
--	Clear and substantive negative effect in response to criteria
I	Effect depends on implementation
?	Effect uncertain
n/a	Not applicable

General Evaluation

This column gives a written context to the score, where needed. This column can also justify where the Council has made a borderline or subjective decision in scoring.

Summery

At the bottom of each table there is a summery, this brings together the key findings of each assessment in a concise paragraph or two. It also indicates if the Council considered the site to be sustainable as set out against the above criteria.

There is a copy of the ‘Sustainability Appraisal Scoring System’ at Appendix A in order to clarify the score criteria for any site.

Explanations

Most of the fields are self explanatory. An exception to this may be objective 2, Assessment Criteria A. This field basically asks ‘is the promotion site within or adjacent to an Urban Settlement’, a ‘Key Rural Service Centre’ or an ‘Other’ settlement. Whilst all other areas of the appraisal worked to the existing Development Plan (2007) constraints, the Council considered that using the – not yet adopted – ‘three tier’ system of settlement hierarchy gave an additional level of sustainability of which to assess each site.

Within Objective 8, Assessment Criteria E, a level of subjectivity had to be employed in making scoring decisions. This field concerns the potential impact on heritage assets within or close to the promotion site. Little information was often presented to explain the way in which heritage assets would be affected by any given proposal. The Council was therefore left with no choice but to make its own interpretation as to the potential affect. This element of the site appraisal was often given a conservative score accordingly.

Limitations

This document does not consider if a given site should be allocated within the draft Local Plan, it simply makes a statement upon the sustainability of each site. To explore the reasoning behind sites that did and did not get allocated within the draft Plan please see the 'Assessment of Sites' document.

Sites

Angers Green

Score summary – Aingers Green

File No:	Site Name:	+	-	I/O/? /NA	Score
6.4	Land rear of St. Marys Road	9	7	17	+ 2
6.21	Land off St. Mary's Road, Aingers Green	7	6	21	+ 1

Site: 6.4 Land Rear of St. Mary's Road, Aingers Green

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Aingers Green is classified as an 'Other Rural Settlement' and limited in the provision of services and facilities. Development in these areas is limited to infill and small-scale development on the edge of the village.</p> <p>The site is approximately 0.56ha and is located to the north of the village directly adjacent to the Settlement Development Boundary. The site comprises land that is currently used as a builder's yard and joins with surplus amenity land associated with the Royal Fusilier Public House. The site currently has planning permission (TEN/1246/87) for the erection of a large storage building and offices and initial development has taken place to ensure that the permission remains extant in perpetuity. This brownfield site has the potential for 5 dwellings.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O / +	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O / +	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>The nearest bus stop is approximately 127m away and the nearest train station is approximately 1.44 kilometres away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which would offer further employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	<p>Rural employment sites can help rural communities by providing jobs for local people which can reduce levels of out commuting and help rural communities be more sustainable as long as the workers live near to the sites. A loss of an employment site can put pressure on the rural economy.</p> <p>These sites are outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	-	<p>The Great Bentley Primary School is approximately a distance of 1.44 kilometres but is at full capacity and does not have the site area to expand. The Colne Community School has the capacity for this size of development. It is a distance of 7.72 kilometres and school transport costs would need to be met.</p>
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is approximately 127m away and the nearest train station is approximately 1.44m away. The

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		sites have provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which could both offer other employment opportunities. Great Bentley Rail station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze. Aingers Green is a distance of 1.4km from Great Bentley which is a 'Key Rural Service Centre' and provides services and facilities such as a Post Office, Doctors surgery, primary school and mini-supermarket.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. Natural surveillance should allow a reduction in the fear and incidence of crime.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	The site is underlain by an area of minor aquifers. Restrictions may be placed on the use of SuDS.
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	With the potential to intensify the current use of the site it may increase local employment opportunities for young people living in the rural area. Re-allocating this site for housing would lose the potential to sustain and enhance the rural economy.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	○	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	<p>The site is located to the north of Aingers Green and is surrounded by built development on three sides. To the north of the site is open countryside. The site is previously developed land and already contains buildings associated with the activities of the builder's yard so the impact of development would be minimal.</p> <p>There is hedging along the northern boundary of the site.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change due to the historic settlement.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Aingers Green lies within the Thorrington STW which has capacity for this size of development however the sewer infrastructure may need upgrading.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development. The development is proposed to come forward during 2011 and 2016 and therefore has the possibility of reaching Code Levels 3, 4, and 5 depending on the year the development is built.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				
<p>The site is a brownfield site on the northern boundary of Aingers Green. It has the potential to offer 5 dwellings which includes 2 affordable units. However, although the site is close to a Key Rural Service Centre the local primary school does not have sufficient capacity or physical capacity to expand. The site is located within an area of minor aquifers and there may be restrictions on the SuDS techniques that can be used. If this site is allocated for housing there is the potential for the loss of employment and the potential for an increase of</p>				

employment in a rural locality.

The site is not considered to be sustainable.

Site: 6.21 Land off St. Mary's Road, Aingers Green

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Aingers Green is classified as an 'Other Rural Settlement' and limited in the provision of services and facilities. Development in these areas is limited to infill and small-scale development on the edge of the village.</p> <p>Site currently in agricultural use immediately adjacent to the eastern boundary of Aingers Green. Site represents an obvious gap in the frontage along St. Mary's Road. An overhead power line currently crosses the site and there is a pylon situated in the middle of the site. The Council estimate that the proposal site could accommodate some 7 dwellings if built fronting St. Mary's Road based on the density of existing development to the north.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	n/a	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	<p>The nearest bus stop is approximately 127m away and the nearest train station is approximately 1.44 kilometres away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which would offer further employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	These sites are outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	-	The Great Bentley Primary School is approximately a distance of 1.44 kilometres but is at full capacity and does not have the site area to expand. The Colne Community School has the capacity for this size of development. It is a distance of 7.72 kilometres and school transport costs would need to be met.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is approximately 127m away and the nearest train station is approximately 1.44m away. The

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		sites have provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which could both offer other employment opportunities. Great Bentley Rail station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	Aingers Green is a distance of 1.4km from Great Bentley which is a 'Key Rural Service Centre' and provides services and facilities such as a Post Office, Doctors surgery, primary school and mini-supermarket.
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. Natural surveillance should allow a reduction in the fear and incidence of crime.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	The site is underlain by an area of minor aquifers. Restrictions may be placed on the use of SuDS.
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	No community facilities or mix of dwellings is proposed
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained The site is located in Flood Zone 1 although there is a risk of surface water flooding on the site. Restrictions may be placed on the techniques used in SuDS schemes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	<p>The site is located to the east of Aingers Green and is surrounded by built development on three sides. To the east of the site is open countryside.</p> <p>There is hedging along the eastern boundary of the site.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change due to the historic settlement.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Aingers Green lies within the Thorrington STW which has capacity for this size of development however the sewer infrastructure may need upgrading.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development. The development is proposed to come forward during 2011 and 2016 and therefore has the possibility of reaching Code Levels 3, 4, and 5 depending on the year the development is built.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				
<p>The site is a predominantly undeveloped site on the eastern boundary of Aingers Green. It has the potential to offer some 7 dwellings with no provision for affordable units. However, although the site is close to a Key Rural Service Centre the local primary school does not have sufficient capacity or physical capacity to expand. The site is located within an area of minor aquifers and there may be restrictions on the SuDS techniques that can be used.</p>				

The site is not considered to be sustainable.

Alresford

Score summary – Alresford

File No:	Site Name:	+	-	I/O/? /NA	Score
5.3	Gardens north of Wivenhoe Road, Alresford	8	4	22	+ 4
5.4	Cockaynes Orchard, Cockaynes Lane, Alresford	17	4	16	+ 13
5.5	Land south of St. Andrews Road, Alresford	15	4	16	+ 11
5.17	Land west of Main Road Alresford	13	4	18	+ 9
5.18	Garden land between railway and Wivenhoe Road Alresford	14	2	19	+ 12
5.20	Land to the west of Cocains Lane	13	4	18	+ 9

Site: 5.3 Gardens north of Wivenhoe Road, Alresford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Alresford is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission proposes 6 detached dwellings.</p> <p>The Council estimates that the site could accommodate 6 units on 0.20ha. which would be too small to deliver new affordable homes.</p> <p>The land includes greenfield garden land to two dwellings fronting Wivenhoe Road but also includes a builder's yard. It is not known whether there are any contamination issues in relation to use of the builder's yard.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>There are some employment opportunities in the village and the Clacton – Colchester railway line provides regular connecting services to London/Norwich from Colchester.</p> <p>Bus stops are located about 200m away and the railway station about 750m away.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	<p>Alresford is a Key Rural Service Centre and new housing would help to sustain the local economy.</p> <p>The site includes a builder's yard and the assessment assumes that redevelopment for housing would result in the loss of employment.</p> <p>The site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>Having regard to the location of the site in relation to the settlement boundary, the assessment does not consider the proposal would result in a loss of jobs in a rural area.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Alresford has a local primary school, employment and retail opportunities and community facilities, which can be

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		reached on foot or by cycle. Bus stops are located about 200m away and the village has a railway station about 750m away. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	<p>The Brightlingsea sub area has a predicted surplus of 143 primary school places and 57 secondary school places.</p> <p>Early Years & Childcare: Alresford has surplus capacity.</p> <p>Primary: Alresford has surplus capacity and can be expanded.</p> <p>Secondary: No secondary school within safe walking distance. Pupils could be accommodated at Brightlingsea (school transport required).</p> <p>Alresford has a part-time doctor's surgery, run by the Colne Medical Centre at Brightlingsea.</p> <p>The Brightlingsea sub area ratio of GP: Residents is 1:1,181.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings/design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>At <1.5 ha. the site is too small to provide accessible green space.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	The site is part greenfield/part brownfield. Landscape impact is limited as the land is constrained by the railway line running to the north and could be mitigated.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Development at these locations might be accommodated within existing STW capacity or require expansion. Groundwater vulnerability (minor). SuDS required to protect underlying aquifer. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could deliver a small number of new homes but its sustainability appraisal score (+4) is too low to warrant inclusion in the Local Plan. A planning application for housing development would be considered on its merits. Alternative, more strategic, sites exist in more sustainable locations which would better meet housing needs and provide wider community benefits and greater scope to incorporate Green Infrastructure.				

The site is not considered to be sustainable.

Site: 5.4 Cockaynes Orchard, Cockaynes Lane, Alresford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Alresford is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission proposes 200 units on about 21 acres gross / 12 acres net (8.5ha. gross / 4.8ha. net), which would suggest a major development of mixed housing types and could deliver new affordable homes.</p> <p>The land is currently agricultural.</p> <p>The Council calculates that the gross site area is approximately 6.37ha. It estimates that the site could accommodate about 115 units, at a density of 20 dwellings per ha. (based on the character and density of nearby development) with 10% open space. A mixed-use development would reduce the number of dwellings delivered.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>There are some employment opportunities in the village and the Clacton – Colchester railway line provides regular connecting services to London/Norwich from Colchester.</p> <p>Bus stops are located about 300m away and the railway station about 300m away.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	<p>Alresford is a Key Rural Service Centre and new housing would help to sustain the local economy.</p> <p>The site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>The submission document refers to the possibility of a mixed-use development although no details are given of non-residential uses. A mixed-use scheme would achieve a higher sustainability score.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+ / ++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Alresford has a local primary school, employment and retail opportunities and community facilities, which can be

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		reached on foot or by cycle. Bus stops are located about 300m away and the village has a railway station about 300m away. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	<p>A developer contribution would help to improve education.</p> <p>The Brightlingsea sub area has a predicted surplus of 143 primary school places and 57 secondary school places.</p> <p>Early Years & Childcare: Alresford has surplus capacity and additional places could be provided.</p> <p>Primary: Alresford has surplus capacity and can be expanded.</p> <p>Secondary: No secondary school within safe walking distance. Pupils could be accommodated at Brightlingsea (school transport cost).</p> <p>Alresford has a part-time doctor's surgery, run by the Colne Medical Centre at Brightlingsea.</p> <p>The Brightlingsea sub area ratio of GP: Residents is 1:1,181.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site.
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+ / ++	A mixed-use scheme would achieve a higher sustainability score.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	Multi-functional Green Infrastructure would increase biodiversity. Orientation of buildings/design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.
		Increase		
		Will it minimise the risk of flooding to	Increase	○

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The land is agricultural with scope to increase biodiversity. Landscape impact could be mitigated visually by strengthening field boundaries with structure tree planting.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. Groundwater vulnerability (minor). SuDS required to protect underlying aquifer. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
Alresford benefits from a railway station and is a sustainable settlement in terms of access to public transport, including regular buses. The submission proposes that the site could deliver up to 200 new homes, including affordable housing, and new Green Infrastructure. Although the sustainability score is high (+13), the scale of development proposed would be more suited to an Urban Settlement. Alternative, more strategic, sites exist which would better meet housing needs and would deliver wider community benefits. However,				

development of part of the site could be more sustainable. A smaller development of about 100 dwellings, possibly as part of a mixed-use development, could be appropriate to the village and provide more opportunities for multi-functional green space and improvements to biodiversity.

The site is not considered to be sustainable.

Site: 5.5 Land south of St. Andrews Road, Alresford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Alresford is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document site area (2.24ha.) envisages a development of up to 40 mixed housing types and would deliver new affordable homes</p> <p>The land is currently agricultural.</p> <p>The Council has calculated that the gross site area is about 2.56 ha. It estimates that the site could deliver 46 homes at a density of 20 dwellings per ha. (based on the character and density of adjacent residential development), including 10% open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>There are some employment opportunities in the village and the Clacton – Colchester railway line provides regular connecting services to London/Norwich from Colchester.</p> <p>Bus stops are located about 350m away and the railway station about 750m away.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	Alresford is a Key Rural Service Centre and new housing would help to sustain the local economy. The site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Alresford has a local primary school, employment and retail opportunities and community facilities, which can be

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		reached on foot or by cycle. Bus stops are located about 350m away and the village has a railway station about 750m away. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	<p>A developer contribution would help to improve education.</p> <p>The Brightlingsea sub area has a predicted surplus of 143 primary school places and 57 secondary school places.</p> <p>Early Years & Childcare: Alresford has surplus capacity and additional places could be provided.</p> <p>Primary: Alresford has surplus capacity and can be expanded.</p> <p>Secondary: No secondary school within safe walking distance. Pupils could be accommodated at Brightlingsea (school transport required).</p> <p>Alresford has a part-time doctor's surgery, run by the Colne Medical Centre at Brightlingsea.</p> <p>The Brightlingsea sub area ratio of GP: Residents is 1:1,181.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site.
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction. Multi-functional Green Infrastructure would increase biodiversity. Orientation of buildings /design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The land is agricultural with scope to increase biodiversity.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	Landscape impact is limited by the extent of visual containment.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. Groundwater vulnerability (minor). SuDS required to protect underlying aquifer. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site would provide the opportunity for new housing, including affordable housing, along with new Green Infrastructure and improvements to biodiversity. The sustainability score is high (+11) and the site scored most highly in terms of access to alternative means of public transport. The setting of the village would be protected by retention and strengthening of existing boundary vegetation. The primary school, recreation ground and village hall are all located near by. The site would be well suited to a small level of planned				

growth related to local needs, sympathetic to local character, beneficial to the local community and deliverable without the need for major infrastructure investment.

The site is considered to be sustainable.

Site: 5.17 Land west of Main Road Alresford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Alresford is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Part of a large agricultural field situated to the west of the main road (B1027) that links Clacton to Colchester. The site immediately adjoins the built up area of Alresford, which lies to the south.</p> <p>The Council estimates that the site could accommodate some 15 dwellings if built fronting the B1027 based on the density of existing development to the south or up to 72 dwellings assuming up to 90% of the whole site is developed at a density of 20 dwellings per hectare.</p> <p>It is considered that 15 dwellings would be most appropriate in this location as it would most aptly suit the character of the area.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Alresford has a local primary school, employment and retail opportunities and community facilities, which can be

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		reached on foot or by cycle. Bus stops are located approximately 160m away from the site and the village has a railway station about 640m away. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	A developer contribution would help to improve education. The Brightlingsea sub area has a predicted surplus of 143 primary school places and 57 secondary school places. Early Years & Childcare: Alresford has surplus capacity and additional places could be provided. Primary: Alresford has surplus capacity and can be expanded. The site could accommodate new public open space. Alresford has a part-time doctor's surgery, run by the Colne Medical Centre at Brightlingsea.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The site could provide green infrastructure. The site is large enough to provide a mix of housing types yet no community facility has been put forward.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction. Orientation of buildings /design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. Groundwater vulnerability (minor). SuDS required to protect underlying aquifer. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The promotion site is located to the north of Alresford, adjoining the settlement boundary. The site is formed of agricultural land. The area is not previously developed and has capacity for 15 dwellings including affordable housing. The site scores well for its links to public transport; having both bus stops and a train station within walking distance. There is space on site for green infrastructure, but no community facilities or healthcare services have been put forward.				

The site is not considered to be sustainable.

Site: 5.18 Garden land between railway and Wivenhoe Road Alresford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Alresford is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Site is comprised of the rear gardens of properties fronting Wivenhoe Road and a builders' yard, accessed off Wivenhoe Road. The northern boundary is formed by the Colchester to Clacton railway line, beyond which lies open farmland.</p> <p>Request for land to be included within the Settlement Development Boundary which could provide 45 dwellings (at a density of 20 dwellings per hectare, which would be compatible with surrounding development) if the whole area above was made available for development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the		Alresford has a local primary school, employment and retail opportunities and community facilities, which can be

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		reached on foot or by cycle. Bus stops are located opposite the site and the village has a railway station about 320m away. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001		
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	A developer contribution would help to improve education. The Brightlingsea sub area has a predicted surplus of 143 primary school places and 57 secondary school places. Early Years & Childcare: Alresford has surplus capacity and additional places could be provided. Primary: Alresford has surplus capacity and can be expanded. Alresford has a part-time doctor's surgery, run by the Colne Medical Centre at Brightlingsea. An area of contamination is located to the north within the site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is large enough to provide a mix of housing types yet no community facility has been put forward.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction. Orientation of buildings /design of roofs to include opportunities for solar panels.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
	Increase	+/++		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. Groundwater vulnerability (minor). SuDS required to protect underlying aquifer. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The promotion site is located to the north of Alresford, adjoining the settlement boundary. The site is formed of gardens and railway land. The area is previously developed and has capacity for 45 dwellings including affordable housing. The site scores well for its links to public transport; having both bus stops and a train station within walking distance. There is an area identified as contaminated land in the northern part of the site.				

The site is considered to be sustainable.

Site: 5.20 Land west of Cocains Lane Alresford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Alresford is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Site immediately abutting the western boundary of the built up area of Alresford, lying immediately behind residential properties fronting Station Road to the east and the B1027 to the north. To the south lies Cockaynes Lane, off which lies Cockaynes Farm. Site is currently a single field in agricultural use. Further open countryside lies beyond the site to the west and north.</p> <p>The Council estimate that the site could accommodate some 40 dwellings (which includes 16 affordable dwellings) with the remainder of the site for employment use, open space and landscaping.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Alresford has a local primary school, employment and retail opportunities and community facilities, which can be

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		<p>reached on foot or by cycle.</p> <p>Bus stops are located approximately 320m away from the site and the village has a railway station about 320m away. Most journeys outside of the settlement will be by private car.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	<p>A developer contribution would help to improve education.</p> <p>The Brightlingsea sub area has a predicted surplus of 143 primary school places and 57 secondary school places.</p> <p>Early Years & Childcare: Alresford has surplus capacity and additional places could be provided.</p> <p>Primary: Alresford has surplus capacity and can be expanded.</p> <p>The site could accommodate new public open space.</p> <p>Alresford has a part-time doctor's surgery, run by the Colne Medical Centre at Brightlingsea.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The site could provide green infrastructure. The site is large enough to provide a mix of housing types yet no community facility has been put forward.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction. Orientation of buildings /design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. Groundwater vulnerability (minor). SuDS required to protect underlying aquifer. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The promotion site is located to the northwest of Alresford, adjoining the settlement boundary. The site is formed of agricultural land. The area is not previously developed and has capacity for 40 dwellings including affordable housing. The site scores well for its links to public transport; having both bus stops and a train station within walking distance. There is space on site for green infrastructure, but no community facilities or healthcare services have been put forward.				

The site is not considered to be sustainable.

Ardleigh

Score summary – Ardleigh

File No:	Site Name:	+	-	I/O/? /NA	Score
7.1	Land between A133 and A120 East of Colchester	33	11	9	+ 22
7.2	Plains Farm Plains Farm Close Ardleigh	13	6	18	+ 7
7.3	Land at 2 Shakespeare Cottage Turnpike Close Ardleigh	7	6	21	+ 1
7.4	Land east of Old Ipswich Road Ardleigh	7	7	20	0
7.5	Land south of Gatehouse Farm Old Ipswich Road Ardleigh	7	8	20	- 1
7.11	Land off Aveline Road Ardleigh	10	6	20	+ 4
7.12	Land at Notcutts Garden Centre Ardleigh	9	11	16	- 2
7.13	Land at corner of Mill Lane and Ardleigh Road Burnt Heath Ardleigh	5	6	23	- 1
7.14	Site adjacent Vincas Farm Frating Road Ardleigh	7	4	23	+ 3
7.21	Land at Fircroft Jubilee Lane Ardleigh	7	4	23	+ 3
7.22	Land at Moorehouse Green Off Ingram's Piece Ardleigh	10	5	19	+ 5
7.32	Land at Fairfields Ardleigh	7	4	23	+ 3
7.33	Land south of Bovill's Hall Station Road Ardleigh	5	10	21	- 5

Site: 7.1 Land between A133 and A120, Elmstead Market/Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>The eastern fringe of Colchester is classified as an 'Urban Settlement'. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>Two thirds of the proposed site falls within the boundary of Tendring and the western edge abuts the eastern fringe of Colchester's urban area. The site is 400.87ha and has the potential for 7,500 dwellings. The site is outside current Local Plan Settlement Development Boundaries. Most of the area is open agricultural land with a number of farmsteads and isolated residential properties. There are also areas of woodland and areas of interest to nature conservation.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>As an 'Urban Settlement' there will be a number of employment opportunities provided within Colchester.</p> <p>The proposal includes industrial and commercial development, the expansion of the university (which lies south of the A133), education and community facilities,</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	transport interchange (including railway station and park and ride facilities) and a road link between the A120 and the A133. However, this site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	++	Due to the size of the development, new childcare, primary schools and a secondary school should be provided for within the development area.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The site has provision to public transport that provides accessibility to Colchester which could offer other

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		employment opportunities. The site is large enough to ensure that new provision is made to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. There are areas of contaminated land located within the site. There may be a possible risk of contamination from agricultural activities.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	- - / I	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+ +	The mix of housing, jobs, community facilities and open space would help to contribute to social cohesion, health equality and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+ +	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	- - / I	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes or the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings. The site is large enough to provide a high level of accessibility and provision of public transport and with a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ + / I	
		Increase		
	Will it minimise the risk of flooding to	Increase	O / - -	The site is located in Flood Zone 1 although there are areas within the site that are at risk from surface water flooding. Along the western boundary, there are fluvial flood zones 2 and 3 along Salary brook. This area is also prone to surface water flooding. A full Flood Risk Assessment (FRA) will be

	people and properties?			<p>needed to be carried out for the site.</p> <p>There are small areas of surface water flood risk scattered throughout the site.</p> <p>The whole site area is underlain by minor aquifers. Restrictions may be placed on certain SuDS techniques.</p>
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I / --	<p>The proposal includes around 60ha to be retained as woodland and expanded to create new areas of biodiversity, open spaces and community woodland.</p> <p>Development would lead to the merging of the boundary between Colchester and Tendring and would lose the historic dispersed settlement pattern of hamlets and scattered farmsteads and the identity of individual settlements.</p> <p>The impact on the on the landscape would be highly visual and would lose the large scale open landscape and intimate rural valleys.</p> <p>The eastern border of the site cuts through the Pycats Corner Verges Local Wildlife Site (LoWS) (0.28ha) which is located between arable land and displays flora that reflects the acidic soil conditions. Species include Betony (<i>Stachys</i></p>
	Will environmentally protected sites be protected or enhanced?	No net loss	++	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	-	<p><i>officinalis</i>) and Wood Sage (<i>Teucrium scorodonia</i>). The site also comprises of Chapel Lane Verge LoWS (0.06ha) a roadside verge designated for its population of Polypody (<i>Polypodium vulgare</i>), an Essex Red Data List Fern.</p> <p>The site also comprises of Churn Wood Meadow LoWS (1.3ha), which is an area of important wetland/grassland. Species include Marsh Thistle (<i>Cirsium palustre</i>), Sharp-flowered Rush (<i>Juncus acutiflorus</i>) and Meadow Foxtail (<i>Alopecurus pratensis</i>).</p> <p>Churn Wood LoWS (26.3ha) is also within the site boundaries and is an area of ancient woodland of mixed structure. Species include Sweet Chestnut (<i>Castanea sativa</i>), Hazel (<i>Corylus avellana</i>) and Spruce (<i>Picea sp.</i>)</p> <p>The landscape is known to contain a diverse number of historic environment/archaeological assets, below ground deposits and a settlement pattern that is highly sensitive to change.</p> <p>There are a number of listed buildings in the site area. To the north are a collection of Grade II cowbyres, haylofts, stables and cartlodes and a barn at Hill Farm. There is also Lamberts Cottage (Grade II listed) and Ivy Cottage (Grade II Listed).</p>
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Manningtree STW, Thorrington STW and the Colchester STW. A site of this size would need to provide for new wastewater treatment and infrastructure.
		Will water quality be maintained or improved?	+	
	No reduction	+		The level of the Code for Sustainable Homes or the BREEAM or a code for non-domestic buildings that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of
No reduction				

	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	++ / I	sustainability that can be attained.
		Increase		
SUMMARY				
<p>The site is 400.87ha and has the potential for 7,500 dwellings. The site is outside current Local Plan Settlement Development Boundaries. The site is located adjacent to the Urban Settlement of Colchester and is accessible to services, facilities and public transport. Due to the size of the development, new childcare, primary schools and a secondary school should be provided for within the development area as well as new provision of services, facilities, public transport, new wastewater infrastructure and treatment. The proposal also includes industrial and commercial development, the expansion of the university (which lies south of the A133), education and community facilities, transport interchange (including railway station and park and ride facilities) and a road link between the A120 and the A133.</p> <p>The site is considered to be sustainable.</p>				

Site: 7.2 Plains Farm Plains Farm Close Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The site is predominantly greenfield land in agricultural use, located on the edge of the Colchester built-up area. In the north eastern corner of the site is Plain's Farm and its associated outbuildings. The northern boundary is formed by the A120. To the west of the site is Bullock Wood and beyond this is commercial and residential development. To the east and south is further open agricultural land.</p> <p>The Council estimates that the site could accommodate 600 dwellings as part of a mixed-use development including leisure, hotel and commercial development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	The nearest bus stop is located on Ipswich Road some

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		320m from the site access. Whilst there is no footpath to the site access, this is not considered to be an issue as it could be resolved within any final proposal.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	The site is large enough to have the potential to provide healthcare and education facilities on site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The score for the CfSH level will depend upon the date of construction.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Whilst it is recognised that the proposal site does adjoin the development boundary, it is considered that by virtue of the location of the site which protrudes south and east, away from the boundary, the site must score lower in landscape terms. The Bromley Heaths plateau landscape is visually sensitive.</p> <p>With the exception of the Plains farm buildings and large glass houses, the site is undeveloped</p> <p>Pains Farm house is a Grade II listed building located within the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The proposal site is located away from development boundaries to the east of Colchester. The site is large enough to accommodate some 600 dwellings. This size of site can also accommodate other benefits such as healthcare, education facilities and green infrastructure. The site also incorporates a Grade II listed building.				

The site is considered to be sustainable.

Site: 7.3 Land at 2 Shakespeare Cottage Turnpike Close Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	n/a	Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. This promotion is for employment land on approximately 0.8ha of land.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	n/a	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	n/a	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	It is estimated that between 1 and 99 jobs would be created as part of this promotion. The promotion seeks an out of town use.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	-	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	New employment opportunities would include training (e.g. apprentices) but score is 0 as no new facility or expansion of existing facility.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the District	-	There is a bus stop adjoining the site to the north.

capturing the economic benefits of international gateways	travel by private car?	Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	n/a	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	○	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>The score for the CfSH level will depend upon the date of construction.</p> <p>Due to the size of the site (some 1.9ha) green infrastructure could potentially be provided on site, allowing for a raised score.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of	Increase	○	

	accessible green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is predominantly greenfield. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				

9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
<p>The site is located away from development boundaries but with some access to public transport. The site promotes an employment use in a rural area. The site's location means that some visual disruption will inherently take place should the site be taken forward.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.4 Land east of Old Ipswich Road Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	n/a	Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. This promotion is for employment land on XX ha to the east of Old Ipswich Road, on the outskirts of Colchester.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	n/a	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	n/a	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	It is estimated that between 1 and 99 jobs would be created as part of this promotion. The promotion seeks an out of town use.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	-	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	New employment opportunities would include training (e.g. apprentices) but score is 0 as no new facility or expansion of existing facility.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Old Ipswich Road some 140m from the site access. Whilst it is recognised that there

economic benefits of international gateways	car?			is no footpath along this part of the road, the distance is not considered to be significant in this instance.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	n/a	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	-		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>The score for the CfSH level will depend upon the date of construction.</p> <p>Due to the size of the site (some 1.9ha) green infrastructure could potentially be provided on site, allowing for a raised score.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
Does it provide areas of accessible	Increase	○		

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is predominantly greenfield. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?		
	Will water quality be maintained or improved?	No reduction	?
		No reduction	
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I
Increase			
SUMMARY General Evaluation			
This undeveloped site promotes employment in a rural location. The site has some connection to public transport links and is sizable in nature. Its rural location means that there will inherently be some visual disturbance to the surrounding area, should the site be taken forward. The site is not considered to be sustainable.			

Site: 7.5 Land south of Gatehouse Farm Old Ipswich Road Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	n/a	Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. This promotion is for employment land on 0.43 ha to the east of Old Ipswich Road and south of Gatehouse Farm, on the outskirts of Colchester.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	n/a	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	n/a	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	It is estimated that between 1 and 99 jobs would be created as part of this promotion. The promotion seeks an out of town use.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	-	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	0/?	New employment opportunities would include training (e.g. apprentices) but score is 0 as no new facility or expansion of existing facility.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Old Ipswich Road some 91m from the site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	n/a	There is an area of contaminated land to the north of the promotion site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	-	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Development proposed jobs.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. Due to the size of the site (some 1.9ha) green infrastructure could potentially be provided on site, allowing for a raised score.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible	Increase	0	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is greenfield. The Ardleigh Valley System landscape is sensitive to change.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?		
	Will water quality be maintained or improved?	No reduction	?
		No reduction	
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I
Increase			
SUMMARY General Evaluation			
This modest Greenfield site is located away from development boundaries and will consequentially have some visual impact on the surrounding area if it is taken forward. The site has some access to public transport and will promote employment in a rural area. The site is not considered to be sustainable.			

Site: 7.11 Land off Aveline Road Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>A greenfield site currently in agricultural use. A footpath crosses the site on the north-western corner. To the north of the site is residential development and to the east is the Millennium Green.</p> <p>The Council estimates that the site could accommodate 37 dwellings at a density of 20 dwellings per hectare (based on the character and density of surrounding development) and the development of 90% of the site for housing (the remaining area would be left as open space).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is located on Colchester Road some

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		150m from the site access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The score for the CfSH level will depend upon the date of construction.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>Mill House and Phoenix Steam Mill are listed buildings located to the east of the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This large Greenfield site is located adjacent to the development boundary of Ardleigh; an 'other' settlement in the district. The promotion includes residential development, green infrastructure and recreational open space. There are some opportunities for links to public transport. Due to the site's location close to a settlement the visual impact will be lessened. There are a number of listed buildings within				

the locality, the setting of which will be a vital consideration in this instance.

The site is not considered to be sustainable.

Site: 7.12 Land at Notcutts Garden Centre Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Site currently occupied by the redundant Nottcuts Garden centre and adjoining undeveloped land It is bounded to the north by the railway line and to the west by the B1029. On the other side of the road lie some commercial units. To the south lies some open space, beyond which lie a number of residential properties.</p> <p>The Council estimate that the site could accommodate 11 dwellings at a density of 15 dwellings per hectare (based on the development of 0.7ha of the site that are currently occupied by redundant structures).</p> <p>The Council consider that the only area of the site to be developed would be that already with buildings upon it allowing for a relatively high (O) score.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	O	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Due to the nature of the site, currently used for

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	employment, the change to residential will inherently lead to the loss of jobs.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is located on Colchester Road some

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		640m from the site access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	Loss of jobs, hence '-'.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The Bromley Heaths plateau landscape is visually sensitive. Furthermore the site adjoins an area of land designated as a Scheduled Ancient Monument.</p> <p>The site is adjacent to a conservation area to the north and a Scheduled Ancient Monument to the south and east.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site is located to the southeast of the settlement away from the defined settlement boundary; however there are some opportunities for sustainable public transport links. As the site is currently in an employment use it must be assumed that the change to housing will promote the loss of jobs. The site is also located in a sensitive location close to a conservation area and a scheduled ancient monument.				

The site is not considered to be sustainable.

Site: 7.13 Land at corner of Mill Lane and Ardleigh Road Burnt Heath Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>A rectangular greenfield site south of Mill Lane and east of Ardleigh Road currently in agricultural use with housing to the south and agricultural land to the rear.</p> <p>The Council estimates that the site could accommodate 6 dwellings at a density of 12 dwellings per hectare (based on the character and density of surrounding development).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is located on Ardleigh Road some

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		160m from the site access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is entirely Greenfield.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>No heritage assets are located close to the promotion site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This is a modest Greenfield site which could accommodate 6 dwellings in a 'ribbon' style development. The site does not adjoin or sit within any defined settlement boundary but does have some link to public transport facilities. The site is too small to provide either affordable housing or green infrastructure. Due to its location in the open countryside there will be some visual impact should the site be				

promoted for development.

The site is not considered to be sustainable.

Site: 7.14 Site adjacent Vinces Farm Frating Road Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The brownfield site currently has an existing brick built building with timber outbuildings abutting located in the north-eastern corner of the site. The site is used as a storage yard. The site is surrounded by agricultural land. To the east of the site is Vince's Farm. Along the eastern boundary is a public footpath.</p> <p>The Council estimates that the site could accommodate 2 dwellings (based on the character and density of surrounding development).</p> <p>Outline planning permission for a single dwelling was refused on this site in 2006.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O/?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Ardleigh Road some 320m from the site access, Whilst there is no foot path

economic benefits of international gateways	car?			along the road; this is not considered to be a significant distance and would not be unacceptable.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The land is previously developed.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>There are no heritage assets close to the promotion site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This remote Brownfield site is located away from any defined settlement boundary but has some links with sustainable transport facilities. The site, only accommodating 2 dwelling could not support green infrastructure of affordable housing. The site is not considered to be sustainable.				

Site: 7.21 Land at Fircroft Jubilee Lane Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>A backland site to the rear of and within the curtilage of residential property Fircroft.</p> <p>The Council consider that the site could accommodate 4 dwellings (based on the character and density of surrounding development).</p> <p>An application for a new dwelling was refused by the Council in 1991.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is located in the open countryside away from public services. However there is a bus stop within relatively close proximity to the site.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O/?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Bromley Road some 320m from the site access, whilst there is no foot path

economic benefits of international gateways	car?			along this part of the road, it is considered that this is only a modest stretch of road and would therefore be acceptable.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	0		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is previously developed.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>There are no heritage assets close to the promotion site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This quadrilateral Brownfield site is located away from any development boundary but has some links to sustainable public transport. The site is too small to accommodate affordable housing, green infrastructure or community facilities. The site is not considered to be sustainable.				

Site: 7.22 Land at Moorehouse Green Off Ingram's Piece Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The site is greenfield backland isolated from larger areas of agricultural use. It is surrounded by residential and commercial development with Ardleigh Hall to the north. There is a telephone exchange to the south-east of the site. The north eastern corner of the site contains woodland.</p> <p>The Council consider that the site could accommodate 10 dwellings at a density of 17 dwellings per hectare based on the character and density of surrounding development and the development of 0.6 ha of the total site (avoiding the loss of any trees).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	The site lies adjacent to the DSB of Ardleigh; an 'other' settlement.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O/?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located on Colchester Road some 320m from the site access.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	An area of contaminate land is located to the north of the promotion site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	-	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	10 dwellings are likely to provide a mix of housing types.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
Does it provide areas of accessible	Increase	O		

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is Greenfield.</p> <p>Landscape impact is limited by the extent of visual containment.</p> <p>There is a conservation area adjoining the site to the northeast boundary.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	
	Will historic assets be protected or enhanced?	Reduction	-	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This promotion site is located adjacent to Ardleigh; an 'other' settlement. The site is Greenfield and has some links to sustainable public transport. The site is large enough to provide affordable housing but no healthcare or community facility. Due to the location of the promotion site, the impact on visual amenity will be slight, however there is a conservation area adjoining the site. There is also an area of contaminated land to the north of the site.</p> <p>The site is considered to be sustainable.</p>				

Site: 7.32 Land at Fairfields Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Site is part of the built up area of a small cluster of properties located to the west of the main built up area of Ardleigh. Existing residential development lies to the south and west. Site is currently part of the garden of an existing dwelling.</p> <p>The Council consider that the site could accommodate 3 dwellings if built fronting Colchester Road based on the density of surrounding development.</p> <p>In 2003 an application was refused for the erection of a single dwelling on this site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site lies adjacent to the DSB of Ardleigh; an 'other' settlement.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O/?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Colchester Road some 160m from the site access.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	O	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is brownfield.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>There are no heritage assets close to the promotion site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This previously developed site lies adjacent to the defined settlement boundary of an 'other' settlement. The site is served by sustainable transport links in the form of a bus stop. The site is modest in nature only allowing for three dwellings, this small size prevents the creation of community facilities, healthcare or green infrastructure. The site is not considered to be sustainable.				

Site: 7.33 Land south of Bovill's Hall Station Road Ardleigh

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ardleigh is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>An area of open, vacant land south of Bovill's Hall. Site is in a remote location although there are some isolated residential and commercial properties in the vicinity. An area of woodland lies to the north.</p> <p>The Council consider that the site could accommodate 3 dwellings if built fronting Station Road based on the density of surrounding development or up to 10 dwellings if the whole site is developed.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The site lies to the south of Ardleigh; outside of any development boundary.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O/?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located on Station Road some 800m from the site access and there is no footpath allowing

economic benefits of international gateways	car?			for a low score.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Whilst the development could accommodate as many as 10 dwellings, a lower number is more reasonable effectively preventing a mix of dwelling types.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. Due to the size of the site (some 1.9ha) green infrastructure could potentially be provided on site, allowing for a raised score.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	+	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is greenfield.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>Bovills Hall; a Grade II listed building is located to the north of the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This Greenfield site is located away from any settlement and does not have good links to sustainable transport, such as busses or trains. The site may only accommodate three dwellings preventing affordable housing, community and healthcare facilities. Due to the site's location there is the possibility of visual harm within the locality. Moreover there is a listed building to the north of the site which would need careful consideration should the site be taken forward.</p> <p>The site is not considered to be sustainable.</p>				

Beaumont

Score summary – Beaumont

File No:	Site Name:	+	-	I/O/? /NA	Score
2.29	Chapel Road Beaumont	6	10	21	- 4

Site: 2.29 Chapel Road Beaumont

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	This is agricultural land. It is sandwiched between two farms (east and west), to the north is open farmland and to the south is the Harwich Road, there is another farm opposite. The site boundary has trees on three sides (east, north and south) The trees are most dense on the eastern side. The Council estimates that the site could accommodate 5 dwellings based on the character and density of surrounding development.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is Greenfield land within the open countryside.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Harwich Road some 329m away from the site. In this respect the site benefits

economic benefits of international gateways	car?			from two means of sustainable transport; the bus and cycle.
	Will sustainable modes of transport increase?	Decrease from 2001	+	Whilst it is recognised that there are no footpaths along Chapel Road, it is considered that due to the close proximity to the bus stop that this would not be an issue.
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of housing types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The Tendring and Wix Clay plateau landscape is visually sensitive.</p> <p>The site is opposite Beaumont House, a Grade II listed building.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	--	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest Greenfield site is located in the open countryside away from any settlement; however it does have links to sustainable public transport. The small nature of the site only allows for five dwellings and would prevent the inclusion of any affordable housing, healthcare facilities or community services. Due to the site's remote location there will be some visual impact within the locality, moreover there is a listed building opposite the site.</p> <p>The site is not considered to be sustainable.</p>				

Bradfield

Score summary – Bradfield

File No:	Site Name:	+	-	I/O/? /NA	Score
4.11	Land rear of Wellington Cottages, Straight Road, Bradfield	9	7	19	+ 2
4.12	Disused Reservoir, off Steam Mill Road, Bradfield	10	4	19	+ 6
4.13	Land adjacent Heath Farm, Windmill Road, Bradfield	7	10	18	- 3
4.14	Land rear of the Strangers Home PH Station Road, Bradfield	9	9	16	0
4.15	Land south of Wix Road & Bradfield Road, Bradfield	3	10	24	- 7
4.21	Land at The Orchards, Barrack Street, Bradfield	8	6	20	+ 2
4.25	Land at Heath Farm Windmill Road, Bradfield	9	4	20	+ 5
4.26	Land at Sunset View Windmill Road Bradfield	6	5	22	+ 1
4.27	Land at Halt at Tye Windmill Road Bradfield	9	3	22	+ 6
4.29	Land rear of playing field, off the street Bradfield	13	12	14	+ 1
4.30	Land North of Wix Road Bradfield	5	5	22	0
4.31	Land rear of Zak Ros, Windmill Road and the Post Office, Heath Road Bradfield	9	6	19	+ 3
4.32	Land rear of Kalewa, Heath Road Bradfield	10	3	22	+ 7

Site: 4.11 Land rear of Wellington Cottages, Straight Road, Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site lies to the north of the settlement boundary, to the rear of a line of dwellings extending to the north of the village, and is used as a builder's yard. The proposal could deliver 2 homes.</p> <p>The Council estimates the site measures about 0.20 ha. and could accommodate 2 units, which is too small to require an affordable housing element.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>The site is a builder's yard and the sustainability assessment assumes that redevelopment for housing would result in the loss of employment.</p> <p>Bus stops are located about 550m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	The site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined	0	Bradfield is a small rural village with some facilities,

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process		including a shop and primary school. Bus stops are located about 550m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.6mile from the site and not all of the route has a pavement. Manningtree High School is 3.1miles from the site and school transport would be required. A developer contribution would help to improve secondary education facilities. The Manningtree STW is at operating capacity. It is not known whether there are any related pollution issues in respect of the current use.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	?	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	The site is a builder's yard and the sustainability assessment assumes that redevelopment for housing would result in the loss of employment.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. At <1.5 ha. the site is too small to provide accessible green space.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
	Will sustainable design and construction techniques be employed?	Increase	+/++	
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The site is brownfield land. Scope to preserve or enhance biodiversity exists.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
		Increase		
<p>SUMMARY General Evaluation</p>				
<p>The site could deliver 2 homes and received a low score (+2) in the sustainability assessment. It scored highly in terms of protecting greenfield land and landscape character. Although the site lies outside of the settlement boundary, the character of the surrounding area is largely built-up rather than of open countryside. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits. A planning application for housing development would be</p>				

considered on its merits.

The site is not considered to be sustainable.

Site: 4.12 Disused Reservoir, off Steam Mill Road, Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission document considers that the site includes a disused reservoir and could deliver a mix of up to 18 homes, including affordable housing, on about 1.0ha.</p> <p>The Council estimates that the site measures about 1.06 ha. and could accommodate 6 units.</p> <p>The site frontage lies within the Development Boundary to Bradfield (Adopted Proposals Map 2007). Most of the site lies outside of the settlement. However, the character of the immediate surroundings is built-up rather than of open countryside.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	<p>Bus stops are located about 300m from the site.</p> <p>The site includes a disused reservoir and the sustainability assessment assumes that redevelopment for housing would not result in the loss of jobs.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school. Bus stops

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		are located about 300m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not all of the route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required. A public footpath runs alongside the northern boundary to the site. This will represent both an opportunity and a constraint in terms of its impact on planning and crime. The Manningtree STW is at operating capacity. The reservoir is classed as contaminated land. Development of the site for housing would require this issue to be considered and any issues addressed.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	?	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Site-specific Green Infrastructure to be provided. Although the number of dwellings =<10, the site area exceeds 0.3 ha. and provision of affordable housing, will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
	Will sustainable design and construction techniques be employed?	Increase		The score for the CfSH level will depend upon the date of construction.
	Will it minimise	Increase	O	The site area is too small (<1.5 ha.) to provide accessible green space.

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The site includes brownfield land although it appears mainly greenfield. The submission states that the reservoir is to be retained and there is potential to preserve/enhance biodiversity.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape	No loss of land	+	

	quality be maintained?	with high sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>The submission states that the site could deliver about 18 homes and, if so, it would be large enough to deliver affordable housing. A low density (<20 dwellings/ha) would be more in character with existing adjacent development and this would reduce the potential for</p>				

affordable housing. The retention of the disused reservoir will reduce the area of land which could be developed. However, 6 units would appear achievable. The site achieved a low score (+6) in the sustainability assessment. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits. A planning application for housing development would be considered on its merits.

The site entrance/frontage to Steam Mill Road lies within the existing Development Boundary. Although most of the site lies outside of the settlement boundary, the character of the adjacent area is of residential gardens, rather than open countryside. The northern boundary to the site is defined by an existing footpath leading from Straight Road to King Street/ Windmill Road. The retention of the disused reservoir as green infrastructure has the potential to enhance biodiversity. As it is classed as contaminated land, development of the site would require any issues of contamination to be addressed. The lack of any existing pavements at the site entrance and along this part of Steam Mill Road means that walking into the village and to nearby bus stops is less convenient than it otherwise would be. There may be scope to extend the footpath. The nearby Urban Settlement of Lawford/Manningtree/Mistley, with its range of facilities and services, is accessible by bus but most journeys outside the village would be by private car.

The site is not considered to be sustainable.

Site: 4.13 Land adjacent Heath Farm, Windmill Road, Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission states that the site comprises 0.368ha of agricultural land outside of the village and could deliver 6 homes.</p> <p>The site area is large enough to deliver some affordable housing.</p> <p>The Council estimates the site measures about 0.36 ha. and could deliver 3 dwellings (based on the character and density of adjacent development).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Bus stops are located about 450m from the site.</p> <p>The site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	-	Bradfield is a small rural village with some facilities, including a shop and primary school. Bus stops are located about 450m from the site. Most journeys outside of the

economic benefits of international gateways	car?	Process		settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have the capacity to accommodate pupils from a development of this size. The primary school is 0.5mile from the site and not all of the route has a pavement. Manningtree High School is 3.3miles from the site and school transport would be required.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of crime?	Decrease	I		
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	○	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	The site area is large enough to deliver some affordable housing.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	At <1.5 ha. the site is too small to provide accessible green space.
		Increase		
	Will it minimise the risk of flooding to people and	Increase	○	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is greenfield land. Scope to preserve or enhance biodiversity exists.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	The site lies outside of the village, north of the Settlement Boundary. To the east side of Heath Road, opposite and extending past the site entrance is a short line of ribbon development.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	The Bromley Heaths plateau landscape is visually sensitive.
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>The submission states that the site could deliver 6 homes and at 0.368ha in area it is large enough to deliver some affordable housing. However, the site received a negative score (-3) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Housing development would impact adversely upon the landscape and setting of the village. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits.</p>				

The site is not considered to be sustainable.

Site: 4.14 Land rear of the Strangers Home PH Station Road, Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site includes a Public House and much of the land is used as a camping ground for touring caravans.</p> <p>The Council estimates that the site is about 1.35ha. and could deliver 24 homes, including affordable housing (assuming 90% of the site is developed for housing at 20 dwellings per ha.).</p> <p>Although the site frontage and Public House are within the Development Boundary to Bradfield (Adopted Proposals Map 2007), most of the site lies outside of the village. The character of the immediate surroundings is partly built-up but largely of open countryside and lies within the proposed extension to the Suffolk Coast and Heaths AONB.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-/++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>Bus stops are located adjacent to the site.</p> <p>The site includes a Public House and much of the land is used as a camping ground for touring caravans.</p> <p>Allocation for housing would result in a loss of employment (Public House) and a tourist facility (camp site).</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	--	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school. Bus stops

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		are located adjacent to the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not all of the route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Green Infrastructure to be provided. The mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. At <1.5 ha. the site is too small to provide accessible green space.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise	Increase	

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Scope to preserve or enhance biodiversity exists. The site lies at the very edge of the village, largely outside of the built-up area.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape	No loss of land	I	

	quality be maintained?	with high sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>The site could deliver new homes, including affordable housing, but received a 0 score in the sustainability assessment and would not warrant inclusion in the Local plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs</p>				

better and which would provide wider community benefits.

The site is not considered to be sustainable.

Site: 4.15 Land south of Wix Road & Bradfield Road, Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The site is currently farm land away from the village and is proposed for a caravan site.</p> <p>Allocation for touring caravans may result in new employment in connection with the tourist facility (camp site) but would be more likely to support existing employment (e.g. Public House and village shop).</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	?	<p>The submission also refers to siting caravans for contract labour which would detract from the tourism function.</p> <p>The nearest bus stops are about 1100m away, in the village.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+/-	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	N/A	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	--	The site is remote from village facilities. Whilst some journeys may be by bicycle, most will be by private car.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The nearest bus stops are about 1100m away, in the village.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	N/A	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	N/A	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	N/A	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Scope to preserve or enhance biodiversity exists.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
The site could deliver a new tourist facility but received a low score (-7) in the sustainability assessment and is too poorly located in terms of access to facilities to warrant inclusion in the Site Allocations Document. The submission refers to caravans also being suitable for contract workers. Such use would be better located in relation to specific business needs and would conflict with tourism aims.				

The site is not considered to be sustainable.

Site: 4.21 Land at The Orchards, Barrack Street, Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site fronts partly onto open countryside and the proposer considers it could deliver 4 to 5 homes. The site is currently garden land to a single dwelling.</p> <p>The Council estimates that the site measures about 0.73ha. and could deliver 12 units (based on the character of adjacent development) if the whole site were to be developed.</p> <p>The site frontage lies adjacent to the Development Boundary to Bradfield (Adopted Proposals Map 2007) and the site lies outside of the village. Part of the north side of the site borders onto the Development Boundary.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>Bus stops are located about 250m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located about 250m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not all of the route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>At <1.5 ha. the site is too small to provide accessible green space.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is greenfield land. Scope to preserve or enhance biodiversity exists.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	The site lies adjacent to the village. The Bromley Heaths plateau landscape is visually sensitive.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	

	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>The submission says the site could deliver 4 to 5 homes and at 0.73ha in area it is large enough to deliver some affordable housing. Being</p>				

at the edge of the village, a low density (<20 dwellings/ha) would be expected for any new development. 10 units would appear achievable. However, the site received a low score (+2) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits.

The site is not considered to be sustainable.

Site: 4.25 Land at Heath Farm Windmill Road, Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>An enclosed area of farmland located to the rear of properties fronting Windmill Road well within the built up area of Bradfield. The site is virtually surrounded on all sides by the large rear gardens of neighbouring residential properties. Site is well screened and self contained.</p> <p>The Council estimate that the site could accommodate some 15 dwellings based on the density of nearby development in Windmill Road to the south.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>Bus stops are located about 320m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	○	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located about 320m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	○	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	○	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not the entire route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	○	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	A site of this size could accommodate some affordable housing.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>At <1.5 ha. the site is too small to provide accessible green space.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is partly greenfield land. Scope to preserve or enhance biodiversity exists.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	The site lies adjacent to the village. The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	

	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>This site could deliver some 15 homes in area it is large enough to deliver some affordable housing. Being at the edge of the village.</p>				

However, the site received a low score. No provision has been made for green space, healthcare or community facilities. The site has some connection to sustainable public transport having a bus stop relatively close to the site. Due to its location adjacent to the development boundary, the impact on the open countryside will be lessened. The site would be served by the Manningtree STW which is close to capacity and would require upgrading.

The site is considered to be sustainable.

Site: 4.26 Land at Sunset View Windmill Road Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Residential property and large garden, currently grassed. Site lies within a cluster of properties on the northern tip of Bradfield. To the west, on the opposite side of Windmill Road and to the east is open countryside. To the south and north lie existing residential properties.</p> <p>The Council estimate that the promotion site could accommodate some 2 additional dwellings, based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Bus stops are located some 640m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	○	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located some 640m away from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not the entire route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required. The site does not accommodate any public open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The promotion could not provide green infrastructure. The site it too small to accommodate either a mix of dwelling types or a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. At <1.5 ha. the site is too small to provide accessible green space.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The site is previously developed land and is located adjacent to the settlement boundary. The impact on biodiversity is not clear. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	

	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				

This previously developed site is located away from the development boundary of the 'other' settlement of Bradfield. The site could accommodate two dwellings which could not provide for affordable housing, healthcare or education facilities. The site has some links to sustainable public transport with a bus stop close to the site. There is however no capacity at the Manningtree sewage treatment works which may hinder any development of this site. Due to the site's remote location, the impact upon the unspoilt countryside is likely to be significant.

The site is not considered to be sustainable.

Site: 4.27 Land at Halt at Tye Windmill Road Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Part of the rear garden of an existing residential property extending into open vacant land to the rear. Site is well within the built up area of Bradfield and is self contained. Site currently occupied by trees and dense vegetation. Site is surrounded by residential development.</p> <p>The Council consider that the site could accommodate One dwelling, based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>Bus stops are located some 160m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	○	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located some 160m away from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not the entire route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required. The site does not accommodate any public open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The promotion could not provide green infrastructure. The site it too small to accommodate either a mix of dwelling types or a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. At <1.5 ha. the site is too small to provide accessible green space.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The site is previously developed land and is located adjacent to the settlement boundary. The impact on biodiversity is not clear. Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	

	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				

This previously developed site is located adjacent to the development boundary of the 'other' settlement of Bradfield. The site could accommodate a single dwelling which could not provide for affordable housing, healthcare or education facilities. The site has some links to sustainable public transport with a bus stop close to the site. There is however no capacity at the Manningtree sewage treatment works which may hinder any development of this site,

The site is not considered to be sustainable.

Site: 4.29 Land rear of playing field, off the street Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Site is part of a large agricultural field. Land to the immediate west is also being promoted as an extension to the existing playing field, further to the west off The Street. Site is surrounded by further open agricultural land but housing lies to the north west.</p> <p>The Council estimates that the site could accommodate some 40 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare but potentially fewer if development included some commercial or non residential uses and/or open space/landscaping.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Bus stops are located some 140m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	○	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located some 140m away from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not the entire route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required. The site accommodates some strategic open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The promotion could provide green infrastructure. The site could accommodate a mix of dwelling types and a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
		Increase		At <1.5 ha. the site is too small to provide accessible green space.

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	The site is greenfield land and is located adjacent to the proposed extension to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	

	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
General Evaluation				

This greenfield site is located away from the development boundary of the 'other' settlement of Bradfield. The site could accommodate some 40 dwellings which could provide for affordable housing. No provision has been made for healthcare or education facilities. The site does however incorporate an area of green space for community use. The site has some links to sustainable public transport with a bus stop close to the site. There is however no capacity at the Manningtree sewage treatment works which may hinder any development of this site, The site is located in the open countryside which would make it visually prominent, this added to the fact that the site is located close to an AONB would increase the impact on the open countryside.

The site is not considered to be sustainable.

Site: 4.30 Land North of Wix Road Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Site currently in agricultural use and part of a larger field on the edge of the built-up area of Bradfield. Existing residential development exists on the opposite side of Wix Road and to the west.</p> <p>The Council estimates that the site could accommodate some 4 dwellings if built fronting Wix Road based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	<p>Bus stops are located some 160m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	○	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located some 160m away from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not the entire route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	?O	The promotion could not provide jobs, healthcare or green infrastructure. The site is too small to accommodate either a mix of dwelling types or a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. At <1.5 ha. the site is too small to provide accessible green space.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is brownfield land. The existence of biodiversity is likely to be limited.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	Lavender Cottage is a listed building to the southwest corner of the site.

	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				

This modest, greenfield site is located next to the development boundary of the 'other' settlement of Bradfield. The site could accommodate some 4 dwellings which would be too small to provide for affordable housing, healthcare, education or green infrastructure. The site has some links to sustainable public transport with a bus stop close to the site. There is however no capacity at the Manningtree sewage treatment works which may hinder any development of this site,

The site is not considered to be sustainable.

Site: 4.31 land rear of Zak Ros, Windmill Road and the Post Office, Heath Road Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Area of open grassland located on the edge of the built up area of Bradfield, to the rear of the post office. Open agricultural land lies to the north and east.</p> <p>The Council estimate that the site could accommodate some 12 additional dwellings based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>Bus stops are located opposite the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	○	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located opposite the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not the entire route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	?O	The promotion could not provide jobs, healthcare or green infrastructure. AS the community facility (post office) is already in existence, score can not be higher.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The score for the CfSH level will depend upon the date of construction. At <1.5 ha. the site is too small to provide accessible green space.
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The site is brownfield land. The existence of biodiversity is likely to be limited.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	I	Lavender Cottage is a listed building to the southwest corner of the site.

	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				

This modest, part greenfield/part brownfield backland site is located in a position which straddles the development boundary of the 'other' settlement of Bradfield. The site could accommodate some 12 dwellings which would provide for affordable housing. The site is however too small to provide healthcare, education or green infrastructure. The Post Office is incorporated into the site and it is the developer's intention to preserve or enhance the community facility. The site has some links to sustainable public transport with a bus stop opposite the site. There is however no capacity at the Manningtree sewage treatment works and a listed building close to the site which may hinder any development of this site,

The site is not considered to be sustainable.

Site: 4.32 land rear of Kalewa, Heath Road Bradfield

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bradfield is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Long rear garden of existing residential property that is well within the built-up area of Bradfield. Site is self contained and well screened and surrounded by residential development or the gardens of residential properties.</p> <p>The Council estimate that the site could accommodate some 2 additional dwellings, based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	<p>Bus stops are located about 160m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	Bradfield is a small rural village with some facilities, including a shop, village hall and primary school, which can

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		be reached on foot or by bicycle. Bus stops are located about 160m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Bradfield primary school and the local secondary school have capacity to accommodate pupils from a development of this size. Bradfield primary school is 0.3mile from the site and not the entire route has a pavement. Manningtree High School is 3.2miles from the site and school transport would be required.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Development site is too small to provide a mix of dwelling types or a community facility. The promotion could not provide jobs, healthcare or green infrastructure.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. At <1.5 ha. the site is too small to provide accessible green space.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The site is brownfield land. The existence of biodiversity is likely to be limited. Site within a built up area.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	

	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the Manningtree STW.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>SuDS/prevention of groundwater pollution essential due to underlying aquifer.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
General Evaluation				

This extremely modest previously developed backland site is located within the 'other' settlement of Bradfield. The site could accommodate some 2 dwellings which would prevent any provision for affordable housing, healthcare, education or green infrastructure. The site has some links to sustainable public transport with a bus stop less than a mile away, however, there is no capacity at the Manningtree sewage treatment works which will hinder any development of this site,

The site is considered to be sustainable.

Brightlingsea

Score summary – Brightlingsea

File No:	Site Name:	+	-	I/O/? /NA	Score
5.1	Land in Lime Street, Brightlingsea	10	6	20	+ 4
5.2A	Land south of Robinson Road, Brightlingsea	17	3	17	+ 14
5.2B	Land south of Robinson Road, Brightlingsea	9	9	17	0
5.2C	Land south of Robinson Road, Brightlingsea	15	7	17	+ 8
5.11	Land North East of Morses Lane, Brightlingsea	10	6	22	+ 4
5.12	Land north of Samson's Road, Brightlingsea	13	5	17	+ 8
5.19	Land at Brightlingsea Hall Farm, Brightlingsea	16	8	14	+ 8

Site: 5.1 Land in Lime Street, Brightlingsea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Brightlingsea is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. Lime Street is a track (mainly single width) which provides access to a number of sites used for caravan, boat and trailer storage and garden allotments. The submission suggests that it should complete the linear street pattern typified by New Street, Sydney Street and Tower Street.</p> <p>The site comprises a mix of brownfield and greenfield land.</p> <p>The site lies adjacent to the Development Boundary to Brightlingsea (Adopted Proposals Map 2007) and the character of the land to the west is built-up. The land to the east is open countryside, which lends a more rural feel to this 'urban fringe' area.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>Brightlingsea is a compact and largely self-contained town. A wide range of employment, retail and community facilities can be reached by foot or cycle.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	○	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Brightlingsea is a compact and largely self-contained urban settlement. Local schools and a wide range of

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located nearby in High Street. However, the town has only one road in and out and no railway. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Brightlingsea has existing primary and secondary schools which have capacity to accommodate pupils from a development of this size.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	The mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site borders the Brightlingsea Coastal Slopes and Drained Marshes and the landscape character is highly sensitive to change, especially to built development that would affect views. The site comprises a mix of brownfield and greenfield land but is predominantly greenfield.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site area is not identified on a submission document plan. Lime Street is at the edge-of-settlement and new housing would extend housing development into existing largely green space which currently forms a transition between the town and countryside. It would be likely to detract from the setting to the town and could adversely affect biodiversity. The adverse impacts of development would not be outweighed by the advantages of the site, including ease of pedestrian access to town centre facilities. The site received a low score (+4)				

in the sustainability assessment. Alternative sites exist which would better meet housing needs and which would provide wider community benefits whilst not adversely affecting the setting of the settlement.

The site is not considered to be sustainable.

Site: 5.2A Land south of Robinson Road, Brightlingsea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Brightlingsea is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. 60 units would suggest a low density development of mixed housing types and could deliver new affordable homes, on about 3ha.</p> <p>Although largely greenfield, the site includes an element of brownfield land (open builder's storage).</p> <p>The site frontage lies adjacent to the Development Boundary to Brightlingsea (Adopted Proposals Map 2007) and the character of the land to the west is built-up. Whilst the land to the south is also built-up, boundary trees and hedges alongside the public footpath at a lower level lend a more rural feel to this boundary.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>New jobs may be created if an ambulance station is provided. Also, any related expansion of education and healthcare facilities may result in additional employment opportunities.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p> <p>The site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	○	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	○	
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	++	Brightlingsea is a compact and largely self-contained town. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle.

economic benefits of international gateways	car?	Process		Bus stops are located about 350m away. However, the town has only one road in and out and no railway. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Although mostly greenfield, part of the site is currently used as an open builder's store. It is not known whether there are any related contamination issues. Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Existing public footpaths to be incorporated to encourage access to the town centre and adjacent areas of countryside.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	Particular care will be required to ensure that the existing field footpath is incorporated successfully into the layout, otherwise the fear and incidence of crime could increase significantly (--).
Will it reduce actual crime and the fear of crime?	Decrease	I	Brightlingsea has existing primary and secondary schools which have capacity to accommodate pupils from a development of this size.	
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	0	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+ / ++	The mix of housing to include affordable housing provision will help to promote social cohesion. An ambulance station (healthcare facility) would achieve ++
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Multi-functional Green Infrastructure to increase biodiversity. Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat may exist.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		
	Will it minimise the risk of flooding to people and	Increase	0	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The ridge-top landscape is moderately sensitive to built development - shelter belts and woodland provide opportunity for screening.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site would provide a significant amount of new housing along with new Green Infrastructure and improvements to biodiversity. The setting of the town would be protected by retention and strengthening of existing boundary vegetation. New housing could help to meet local aspirations and support the vitality and viability of the town centre. The site achieved a high score (+14) in the sustainability assessment and scored highly for accessibility and Green Infrastructure/biodiversity. It represents a sustainable development opportunity.				

The site is considered to be sustainable.

Site: 5.2B Land south of Robinson Road, Brightlingsea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Brightlingsea is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. The submission suggests about 40 units of mixed housing types, which could deliver new affordable homes, on about 0.8ha.</p> <p>The site frontage lies away from the Development Boundary to Brightlingsea (Adopted Proposals Map 2007) and the character of the surrounding land is of open countryside.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>New housing will help to sustain local businesses.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p> <p>The site is outside of the defined regeneration areas of</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	-	Brightlingsea is a compact and largely self-contained town. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle.

economic benefits of international gateways	car?	Process		Bus stops are located about 450m away. However, the town has only one road in and out and no railway. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Brightlingsea has existing primary and secondary schools which have capacity to accommodate pupils from a development of this size.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of crime?	Decrease	I		
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	○	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	The mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Multi-functional Green Infrastructure to increase biodiversity.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat may exist.
		Increase		
	Will it minimise the risk of flooding to people and	Increase	○	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The ridge-top landscape is moderately sensitive to built development - shelter belts and woodland provide opportunity for screening.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could be developed in conjunction with site "A" and would together provide a significant amount of new housing along with new Green Infrastructure and improvements to biodiversity. New housing could help to meet local aspirations and support the vitality and viability of the town centre. The setting of the town would need to be protected by retention and strengthening of existing boundary vegetation and new structure tree and hedge planting to the south boundary. The developable area would be reduced in size to a narrow rectangle, which would relate poorly to site "A". The site received a 0 score in the sustainability assessment.				

The site is not considered to be sustainable.

Site: 5.2C Land south of Robinson Road, Brightlingsea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Brightlingsea is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. The submission suggests a development of mixed housing types and could deliver new affordable homes, on about 6ha.</p> <p>The site frontage lies adjacent to the Development Boundary to Brightlingsea (Adopted Proposals Map 2007) and the character of the land to the west is built-up. A public footpath runs through the site from east to west.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>New housing will help to sustain local businesses.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p> <p>The site is outside of the defined regeneration areas of</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	++	Brightlingsea is a compact and largely self-contained town. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle.

economic benefits of international gateways	car?	Process		Bus stops are located about 350m away. However, the town has only one road in and out and no railway. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Existing public footpaths to be incorporated to encourage access to the town centre and adjacent areas of countryside. Particular care will be required to ensure that the existing field footpath is incorporated successfully into the layout, otherwise the fear and incidence of crime could increase significantly (--). Brightlingsea has existing primary and secondary schools which have capacity to accommodate pupils from a development of this size.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
Will it reduce actual crime and the fear of crime?	Decrease	I		
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	○	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	The mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Multi-functional Green Infrastructure to increase biodiversity.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat may exist.
		Increase		
	Will it minimise the risk of flooding to people and	Increase	○	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The ridge-top landscape is moderately sensitive to built development - shelter belts and woodland provide opportunity for screening.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could be developed in conjunction with sites “A” and “B” and would together provide a significant amount of new housing along with new Green Infrastructure and improvements to biodiversity. New housing could help to meet local aspirations and support the vitality and viability of the town centre. The setting of the town would need to be protected by retention and strengthening of existing boundary vegetation and new structure tree and hedge planting. The area for potential development is far greater than the town would require and could result in unacceptable adverse impacts such as traffic congestion. The site received a low score (+8) in the sustainability				

assessment. It scored highly for accessibility and Green Infrastructure/biodiversity.

The site is not considered to be sustainable.

Site: 5.11 Land North East of Morses Lane, Brightlingsea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The proposal is "for general industrial use compatible with the adjacent Morses Lane Industrial Site." The eastern boundary and half of the southern boundary lie adjacent to a residential area. General industrial use would not be compatible adjacent to residential properties. The western boundary abuts a waste transfer station. The northern boundary lies adjacent to open countryside.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	<p>The site would expand employment opportunities in the town.</p> <p>The number of jobs which would be created is not known.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+ / ++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	<p>New employment opportunities would include training (e.g. apprentices) but score is O as no new facility or expansion of existing facility.</p> <p>Accessible GI as possible outdoor learning opportunity.</p>
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Brightlingsea is a compact and largely self-contained urban settlement. The site can be reached by foot or cycle. Bus

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		stops are located about 650m away. However, the town has only one road in and out and no railway. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	Opportunities may exist for new green infrastructure off-site on land in the same ownership. The site could help to deliver Project 122 in the HaGGIS.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	?	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+ / ++	+ = jobs ++ if green infrastructure included
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Edge of settlement location, close to town centre. The minimum BRREAM score will depend upon the date of construction. Opportunities may exist for new green infrastructure off-site on land in the same ownership.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	N/A	
		Increase		
	Will it minimise the risk of	Increase	O	

	flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+ / ++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The ridge-top landscape is particularly sensitive to development which would affect open views.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be	No loss of land with high	--	

	maintained?	sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
Increase				
SUMMARY General Evaluation				
Opportunity to round-off settlement boundary with potential to enhance setting of the town, provide new GI and improve biodiversity and access to the countryside. The close proximity of residential development will limit the scope for general industrial uses to occur nearby. The site received a low score (+4) in the sustainability assessment. The potential employment and environmental benefits of allocation				

would not outweigh the disbenefits in residential amenity and landscape terms.

The site is not considered to be sustainable.

Site: 5.12 Land north of Samson's Road, Brightlingsea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Brightlingsea is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. Site lies north of settlement and is brownfield (builders' yard/depot) with wooded area adjacent.</p> <p>The site is small (about 0.38ha) but would add to the number and range of house types required to meet demand. About 12 new dwellings are suggested in the submission. This would include affordable housing. The site lies north of the Development Boundary.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>New housing will help to sustain local businesses.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p> <p>The site is outside of the defined regeneration areas of</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Brightlingsea is a compact and largely self-contained urban settlement. Local schools and a wide range of

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located about 400m away. However, the town has only one road in and out and no railway. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The site is currently used as an open builder's store. It is not known whether there are any related contamination issues. Brightlingsea has existing primary and secondary schools which have capacity to accommodate pupils from a development of this size.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of crime?	Decrease	Decrease	I	
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	○	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and	Increase	○	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Development will provide an opportunity to enhance biodiversity. The ridge top landscape is particularly sensitive to development.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
Use of the site use for housing would result in the loss of land previously used for employment. Development for housing could also detract from the otherwise open rural setting to the town. The site received a low score (+8) in the sustainability assessment. Alternative, more strategic, sites exist which would better meet housing needs and which would provide wider community benefits whilst not adversely affecting the landscape setting of the town.				

The site is not considered to be sustainable.

Site: 5.19 Land at Brightlingsea Hall Farm, Brightlingsea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Brightlingsea is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district.</p> <p>An area of agricultural land located immediately adjacent to the north-western boundary of Brightlingsea. The site lies to the east of the mineral extraction site at Moveron's Lane, to the north of the playing fields of the Colne Community School and to the south of Brightlingsea All Saints Church and Church Road (B1029), which is the only road in and out of Brightlingsea.</p> <p>The council estimate that the site could accommodate some 290 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare, which would be compatible with surrounding development, but potentially fewer if development included some commercial or non-residential uses and/or open space/landscaping.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>New housing will help to sustain local businesses.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p> <p>The site is outside of the defined regeneration areas of</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Brightlingsea is a compact and largely self-contained urban settlement. Local schools and a wide range of

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located opposite the site. However, the town has only one road in and out and no railway. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	Brightlingsea has existing primary and secondary schools which have capacity to accommodate pupils from a development of this size. It is likely that a site of this size could accommodate an area of green space. A small area of contamination exist to the east of the site
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of crime?	Decrease	Decrease	I	
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and	Increase	0	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Development will provide an opportunity to enhance biodiversity. The ridge top landscape is particularly sensitive to development.</p> <p>Listed buildings are located to both the south and north of the site and there is a conservation area adjoining the site to the north.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could accommodate some 290 dwellings at a density of 20 per hectare. This would allow for green space and affordable housing. The site is reasonably served by sustainable public transport by both bus and cycle. The site however is predominantly undeveloped and has constraints due to the number of heritage assets and contaminated land surrounding the site.				

The promotion site is located to the north of Brightlingsea and whilst it does technically adjoin the development boundary, this attachment is only modest. Development for housing could also detract from the otherwise open rural setting to the town. The site received a low score (+8) in the sustainability assessment. Alternative, more strategic, sites exist which would better meet housing needs and which would provide wider community benefits whilst not adversely affecting the landscape setting of the town.

The site is not considered to be sustainable.

Clacton

Score summary – Clacton-on-Sea

File No:	Site Name:	+	-	I/O/? /NA	Score
1.1	112-118 Oxford Road, Clacton-on-Sea	25	6	11	+ 19
1.2	Land off Gainsford Avenue, Clacton-on-Sea	18	8	14	+ 10
1.3	Land at Crosshouse, Jaywick Lane, Jaywick	21	3	14	+ 18
1.4	Land West of Cherry Tree Avenue, Clacton-on-Sea	18	7	14	+ 11
1.5	Land at Rouses Farm, Rouses Lane, Clacton-on-Sea	23	8	11	+ 15
1.6	St. John's Nursery, Earls Hall Drive, Clacton-on-Sea	19	5	14	+ 14
1.7	Land north of St. John's Road and opposite Jaywick Lane, Clacton-on-Sea.	16	8	14	+ 8
1.8	Land at Clacton Garden Centre, St. John's Road, Clacton-on-Sea	20	10	10	+ 10
1.9	Land at Hartley Meadows, West of A133, Clacton-on-Sea	31	9	7	+ 22
1.10	Land at Little Ditches, London Road, Clacton-on-Sea	15	9	12	+ 6
1.11	Land east of the A133 at and adjoining Revilo Nursery, Clacton-on-Sea	24	9	10	+19
1.12	Land between Centenary Way and London Road, Clacton-on-Sea	12	13	12	- 1
1.13	Highfield Grange, London Road, Clacton-on-Sea	22	6	13	+ 16
1.14	Land north of Oakwood Business Park, Thorpe Road, Clacton-on-Sea	11	9	21	+ 2
1.15	Land off Burrs Road and Sladbury's Lane, Clacton-on-Sea	28	10	8	+ 18
1.16	Land between Sladbury's Lane and Thorpe Road, Clacton-on-Sea	27	13	9	+ 14

1.41	Land south of Centenary Way, Clacton-on-Sea	20	5	15	+ 15
1.48	Land north of Telford Road, Clacton-on-Sea	11	6	21	+ 5
1.49	Area of Land north of Oakwood Business Park, Clacton-on-Sea	14	15	10	- 1
1.50	Land north of Centenary Way, Clacton-on-Sea	10	6	21	+ 4
1.61	Land east of Rush Green Road, Clacton-on-Sea	23	6	11	+ 17
1.62	Land at Westcountry House, west of Cherry Tree Avenue, Clacton-on-Sea	14	6	16	+ 8
1.63	Land at Chester Holiday Park, Jaywick Lane Clacton-on-Sea	17	6	15	+ 11
1.74	Land off Bluehouse Avenue Clacton-on-Sea	14	5	19	+ 9
1.75	Land south of Clacton Coastal Academy between Jaywick Lane and Rush Green Road, Clacton-on-Sea	15	4	18	+ 11

Site: 1.1 112-118 Oxford Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is within a Principle Business area (Policy ER2, Adopted Proposals Map 2007) and is currently occupied by a number of buildings which house a number of businesses and employment-generating uses. It is located between a railway line to the east and Oxford Road to the west and beyond the railway line is a large recreation area. It is approximately 1.1ha and is located within the Settlement Development Boundary. The site has the potential for 150 homes if built in flatted form.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 104m away and the nearest train station is less than 965 metres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities, however a residential development on this site would lead to a loss of employment in a Principle Business Area

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	- -	Redevelopment of the site may affect existing businesses located within a Principle Business Area, in particular those businesses that may require an industrial area that is typically occupied by businesses that require large-scale premises and often outside areas for storage.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Coppins Green Primary School is approximately a distance of 1.4km away and Holland Park Primary School is 1.2km away. These distances though would not promote healthy lifestyles as they are not considered a suitable walking distance from the site. Both primary schools could accommodate this level of development. The Clacton County High School is approximately 1.6km and the Clacton Coastal Academy is 1.44km away. A contribution
		Decrease on the last published figure		

				may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 104m away and the nearest train station is less than 965m away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. However, this site may not provide sufficient area for open space and financial contributions are an option to be sought for open space off site and towards CCTV to reduce the fear and incidence of crime. The proposal is close to Vista Road Recreation ground, a site of public open space (Policy COM7, Adopted Proposals Map 2007) and Clacton Leisure Centre. The site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques. There are no areas of contaminated land identified on the
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

				site however; there is the potential for some contamination due to historic industrial use of the site and its location adjacent to the railway.
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. However, when considering development costs there is some uncertainty over the provision of renewable energy and low carbon materials due to the higher costs of development on brownfield sites.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
				The site is located in Flood Zone 1 although part of the

		Increase		eastern edge is at risk from surface water flooding. Restrictions may be placed on the techniques used in SuDS schemes.
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	○	The need to develop on greenfield sites will be reduced due to the development being on a brownfield site which therefore helps to protect landscape and biodiversity. The development is within a built up area so the landscape effect would be negligible although the development could be viewed from the recreation ground.
	Will environmentally protected sites be protected or enhanced?	No net loss	○	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	++	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	
	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW. Although the STW has capacity for the potential residential an increase in capacity may be required for additional employment allocation. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				
The site offers the potential for 150 dwellings in flatted form. The site is located in the Urban Settlement of Clacton-on-Sea and is highly				

accessible to services, facilities and public transport. There is sufficient capacity in the primary schools in the area. The site is underlain by aquifers and may require SuDS on site. However, redevelopment of the site may affect existing businesses located within a Principle Business Area, in particular those businesses that may require an industrial area that is typically occupied by businesses that require large-scale premises and often outside areas for storage.

The site is considered to be sustainable.

Site: 1.2 Land off Gainsford Avenue, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is Protected Recreational Open Space (Policy COM7, Adopted Proposals Map 2007) and is currently owned by the Colchester Institute but is now deemed surplus to education requirements. It is adjacent to the Eastcliff Recreation Ground (a large area of public open space to the south of the site) and surrounded by residential development to the east, north and west. The site has the potential for 56 dwellings and the area proposed for residential development is 2.8 ha and a further 2.5 ha is proposed as being retained and improved Public open space.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 322m away and the nearest train station is approximately 1.6 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O	The Holland Park Primary School is approximately a distance of 482 metres away and could accommodate a development of this size. This distance would be considered a suitable walking distance to promote healthy lifestyles. The Clacton County High School is approximately 1.13km A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 322m away and the nearest train station is approximately 1.6km away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The development is on protected open space which has been identified as surplus to educational needs and has been vacant for some time. The residential development proposed is offering the opportunity for improvements to be made to the recreational open space on the southern half of the site. These improvements include new changing rooms, the provision of a new multi-use games area that will be available to the community and proposed pitches. The site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques. There is an area of contamination to the north of the
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	-	
	Will it reduce	Decrease	+	

	actual crime and the fear of crime?	Decrease		Eastcliff recreation ground.
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and the improvement to the recreational open space and provision of a new pavilion would help to contribute to social cohesion and to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		
		Will it minimise	Increase	O

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	--	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being within the urban which therefore helps to protect landscape and biodiversity.</p> <p>The development is within a built up area so the landscape effect would be negligible although the development will need to be carefully designed and well screened to reduce impact on existing properties.</p> <p>However, it is part of the 'open gap' that separates Clacton from Holland-on-Sea and there will be some loss of open space land.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	++	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				
<p>The site offers the potential for 56 dwellings. The site is located in the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. There is sufficient capacity in the primary schools in the area. The site is underlain by aquifers and</p>				

may require SuDS on site. However, the proposed development is on an area of protected open space although it is considered to be vacant land and has is not easily accessible. It must be clearly demonstrated that this area is surplus to education requirements. Although the site will lose an area of open space the proposed improvements to the existing remainder of the open space will benefit and improve the quality and accessibility of the facilities to the surrounding community.

The site is considered to be sustainable.

Site: 1.3 Land at Crosshouse, Jaywick Lane, Jaywick

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site has the potential for 15 dwellings and the area proposed for residential development is 0.527 ha. The site is within the settlement development boundary and within an Urban regeneration area (Policy QL6, Adopted Proposals Map 2007). The land is sited at the entrance of Sackett's Grove Caravan Park on the northern tip of Jaywick's Tudor Estate. The north of the site is open derelict land that has been left to overgrow. The south of the site contains a pair of semi-detached properties and a number of small outbuildings. The site is owned by Smiths Farm Ltd.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is less than 50 metres away and the nearest train station is approximately 3.5 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Frobisher Primary School is approximately a distance of 700 metres away. A contribution may need to be sought from this development. This distance would be considered a suitable walking distance to promote healthy lifestyles. The Clacton Coastal Academy is approximately 321 metres. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined		

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process	++	The nearest bus stop is less than 50 metres away and the nearest train station is approximately 3.5 km away. This site has good access to services, facilities and public transport which should supply residents with good access for their needs.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The site is close to Miller's Barn Golf Course, Seymour Road, Jaywick open space, Sacketts Grove open space and is approximately 600 metres away from Rush Green Recreational open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease			

	actual crime and the fear of crime?	Decrease	I	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing would help to contribute to social cohesion and the close proximity to the recreational open space to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		
		Will it minimise	Increase	

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	<p>The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being within the urban area which therefore helps to protect landscape and biodiversity.</p> <p>The development is within a built up area so the landscape effect would be negligible. However, the development would have to be well designed as it will be a focal point which will be seen as a gateway into Jaywick.</p> <p>The development is close to the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) and the development</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	++	may have an ecological impact.
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Jaywick STW which is already operating above the consented capacity. There is however the possibility that St. Osyth and Clacton STW's have the capacity to cope with the increase. There may be a requirement to upgrade the sewer network.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		+
Increase				
SUMMARY				
The site offers the potential for 15 dwellings. The site is located in the Urban Settlement of Clacton-on-Sea and within a regeneration area and is accessible to services, facilities and public transport. However contributions may need to be sought for infrastructure.				

The site is considered to be sustainable.

Site: 1.4 Land West of Cherry Tree Avenue, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is adjacent to the Settlement Development Boundary, but is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) and the southern half of the site is within the Coastal Protection Belt. (Policy EN3, Adopted Proposals Map 2007).</p> <p>The site has the potential for 340 dwellings and the area proposed for residential development is 15.10ha. Existing residential development lies to the north and east of the site and the site is bisected by a public footpath. Clacton Airfield lies to the west of the site and in the southern section of the site lies Westcountry House and three residential bungalows.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is within 200m of the site and the nearest train station is approximately 2.4 kilometres away.</p> <p>As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Alton Park Junior School is approximately a distance of 482 metres. A contribution may be needed for expansion of the school. This distance would be considered a suitable walking distance to promote healthy lifestyles. The Clacton Coastal Academy is approximately 2km from the site. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is within 200m of the site and the nearest train station is approximately 2.4km away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. Consideration must be given to protecting the amenity of the area for various formal and informal recreational uses including Clacton airstrip and Clacton Golf Club. Most of eastern edge of the site is at risk from surface water flooding. SuDs will be required as part of the development as the surface water flooding could raise concerns about flooding on existing properties. There is a small area of contamination within the site
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and the green infrastructure provision would help to contribute to social cohesion and to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ /+ +	The site is located in Flood Zone 1 although most of eastern edge of the site is at risk from surface water flooding- raising concerns about flooding on existing properties.
		Increase		
	Will it minimise	Increase		

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is on the western edge of the Urban area so there will be a slight adverse effect on the landscape. The development will need to be carefully designed and well screened to reduce impact on existing properties and the impact onto the open countryside to the west. However, it is part of the local green gap that separates Clacton from Jaywick and whilst the gap between Clacton and Jaywick will be maintained there will be some loss of Open Space. Consideration must be given to protecting the amenity of the area for various formal and informal recreational uses including Clacton airstrip and Clacton Golf Club.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	- -	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Jaywick STW which does not have capacity for a development of this size. There should be an increase in the foul sewerage system to cope with the development.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
The site offers the potential for 340 dwellings. The site is located in the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. Contributions will have to be made to schools in the area to increase capacity. SuDS will be required on site to mitigate the effect of the development due to the eastern half being at risk of surface water flooding and the concerns				

on the impact of the development on the existing properties in the area. Consideration must be given to the impact on the amenity of the area and the ability to maintain the green gap that separates Clacton and Jaywick and to mitigate the visual impact of the development from this area of open space.

The site is considered to be sustainable.

Site: 1.5 Land at Rouses Farm, Rouses Lane, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is adjacent to the Settlement Development Boundary and is an area of approximately 43.09ha. It is proposed to build residential dwellings on 21ha of the site and the remainder of the site be put forward for parkland to provide informal and recreational uses and the conversion of former arable fields to species-rich grassland and areas of scrub and copses. This area of parkland is currently designated as a Local Green Gap (Policy EN2, Adopted Proposals Map 2007). There is a public footpath along the southern boundary of the site and along the southern half of the western boundary of the site.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 100m away and the nearest train station is approximately 3.3 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Frobisher Primary School is approximately a distance of 1.2 kilometres away and would require a contribution to expand the school. Ravenscroft primary school is approximately 800m from the site and this distance would be considered a suitable walking distance to promote healthy lifestyles. The Clacton Coastal Academy is opposite the proposed community hub of the site. A contribution may have to be required for the proposed expansion of the new
		Decrease on the last published figure		

				Clacton Academy to accommodate housing growth.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 100m away and the nearest train station is approximately 3.3km away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs.</p> <p>A Travel Plan should be produced for a site of this size. The proposal seeks to minimise the dominance of roads within the layout and prioritises the movement of non-car users. The development is within 1-5km of a range of local facilities, services and employment.</p> <p>Financial support will be given to a comprehensive bus strategy.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	<p>The design of the development would need to include measures such as ‘Secure by Design’ to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.</p> <p>The development is on greenfield land. The residential development proposed is offering the opportunity for the development of parkland to provide informal and recreational uses and the conversion of former arable fields to species-rich grassland and areas of scrub and copses. This would improve the biodiversity of the site. A community hub is also proposed for the site which would provide a community centre, village green and play areas. This would be located opposite the Clacton Coastal Academy and would enhance the facilities that are already</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open	++	

		Space Strategy		provided.	
	Will it reduce actual crime and the fear of crime?	Decrease	+	The site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques. There is a small area of contamination within the site near to the eastern boundary.	
		Decrease			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-		
		No reduction			
		Decrease			
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+		The mix of housing and the strategic green infrastructure would contribute to social cohesion and to health equality.
		Decrease			
		Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	++		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++		

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is located adjacent to the settlement development boundary and the northern half of the site is more open but would fit better with the existing settlement pattern and would fit better than the southern half which represents more of an extension away from the existing urban edge and would also reduce the gap between Clacton and Jaywick. The residential development proposed is offering the opportunity for the development of parkland to provide informal and recreational uses and the conversion of former
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		<p>arable fields to species-rich grassland and areas of scrub and copses. This would improve the biodiversity of the site. A reinforcement of the existing vegetation along the western site boundary to limit the effect of the development on views from the open countryside is also proposed.</p> <p>There are two listed buildings within close proximity to the site, Bluehouse Farmhouse (Grade II listed) and Duchess Farmhouse (Grade II Listed).</p>
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the St. Osyth STW catchment area which has the capacity for a development of this size. Although proposals are put forward to upgrade the Jaywick STW because of its close proximity to the site. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				

The site offers the potential for 525 dwellings. The site is located adjacent to the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. Contributions will have to be made to the schools in the area to cope with the increase in capacity although the development on its own is not sufficient to provide a new primary school. The site is underlain by aquifers and may require SuDS on site. The development is proposing to provide an area of strategic green infrastructure to maintain and enhance the gap between Jaywick and Clacton. The development would need to make contributions to public transport and to the increased capacity of the STW.

The site is considered to be sustainable.

Site: 1.6 St. John's Nursery, Earls Hall Drive, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is a horticultural nursery that is now deemed unviable. It is outside of the Settlement Development Boundary and is approximately 7.34ha. It has the potential as a residential development to provide 165 dwellings assuming 90% of the site is developed. It is a brownfield site and so will reduce the need to build on greenfield land. The developer as yet has no firm plans for redevelopment and is considering the following options: <ul style="list-style-type: none"> a) Care home facility b) Mixed use development (incorporating residential and commercial development having a neighbourhood centre on the site) c) Residential development (including a mix of market and affordable housing)
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	O	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is approximately 250m away and the nearest train station is approximately 4.18 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities. Option a) A care home facility would provide minimal employment opportunities

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	Option b) Could provide employment opportunities and facilities for local people. Option c) No prospect of direct employment associated with this option.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The St. Osyth Primary School is approximately a distance of 2.09km away and could accommodate a development of this size. The Clacton Coastal academy is School is approximately 2.25km. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	-	The nearest bus stop is approximately 250m away and the nearest train station is approximately 4.18km away. The site has provision to public transport that provides

economic benefits of international gateways	car?	Process		accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. It is a brownfield site and so will reduce the need to build on greenfield land. The site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques. To the west of the site is an area of contamination and an historic landfill site. The site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques. There is a public footpath that runs along the length of Earl's Hall Drive.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	Option b could provide a mix of housing, employment opportunities and community facilities which would help to contribute to social cohesion, income and health equality. Option c could provide a mix of housing and could help to contribute to social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The site is located in Flood Zone 1 although the eastern part of the site and a small area to the south of the site is at risk of surface water flooding. Restrictions may be placed on the techniques used in SuDS schemes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	

	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being on brownfield land which therefore helps to protect landscape and biodiversity. However ecological surveys will need to be carried out of the site.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	The site is already occupied by development and is well screened. The site on its own represents an illogical extension to the settlement pattern and would extend out into the countryside. Any development should have native planting proposals as an integral part of their proposals to help to integrate the development and the buildings into the landscape. There are considerable opportunities for new
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	-	woodlands to enhance the character of the urban fringe of Clacton.
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the St. Osyth STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
<p>The site offers the potential for 165 dwellings and is located on the urban fringe of Clacton-on-Sea. The site is not suitable for residential development in isolation. It is accessible to services, facilities and public transport. There is sufficient capacity in the primary schools in the area. The site is underlain by aquifers and there is a small risk of surface water flooding and so may require SuDS on site. There may be issues concerning suitable access to the site. As yet the developer has not decided which development option to progress. If considered in isolation Option a) the Care Home facility could be a suitable use of the site. Option b), if considered as part of the wider north-west</p>				

Clacton development area, would be the most preferable option as it would help to provide facilities and employment for local people in the area as the site is located outside of the settlement development boundary and if option c) were considered, it would be preferable if the development was again part of a wider programme of growth to the north-west of Clacton.

The site is not considered to be sustainable.

Site: 1.7 Land north of St. John's Road and opposite Jaywick Lane, Clacton-on-Sea.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site has the potential for 15 dwellings and the area proposed for residential development is 1.0 ha. The site is Greenfield land and it is adjacent to the Settlement Development Boundary.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is directly adjacent to the site and the nearest train station is approximately 3.4 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	+	The Ravenscroft Primary School is approximately a distance of 1.44 kilometres away. There is not enough capacity in this school but there is sufficient capacity at Oakwood Infants School (a distance of 2.41km) and Alton Park Junior school (a distance of 3.21km). Although these schools have capacity they would not be considered suitable walking distances to promote healthy lifestyles. The Clacton Coastal Academy is approximately 965 metres away. A contribution may have to be required for the proposed expansion of the new Clacton Academy to

				accommodate housing growth.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is directly adjacent to the site and the nearest train station is approximately 3.4km away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

	Will it reduce actual crime and the fear of crime?	Decrease	I		
		Decrease			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-		
		No reduction			
		Decrease			
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and the contribution to open space would help to contribute to social cohesion and to health equality.	
		Decrease			
		Improvement in ranking			
Will it promote social cohesion?	Community facility provided or improved	+			
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-		The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The site is located in Flood Zone 1 although there are areas within the site that are at risk from surface water flooding. Restrictions may be placed on the techniques used in SuDS schemes.
		Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
		Increase			
	Will it minimise	Increase			

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site on its own would be an illogical extension to the Settlement Development Boundary. If the site were to be development, a suitable landscaping scheme would have to be implemented to mitigate the effect on the surrounding countryside.</p> <p>The site is close to the Coppin's Hall Wood (2.4ha) Local Wildlife Site (LoWS). This woodland is a deciduous woodland containing species such as Hazel (<i>Corylus avellana</i>), Pedunculate Oak (<i>Quercus robur</i>), Hornbeam (<i>Carpinus betulus</i>) and Moschatel (<i>Adoxa moschatellina</i>).</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	

	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	<p>Controls over the pressures on the wood in order to retain its character are required as some areas of the wood have been badly trampled. It does however have a role in environmental education due to its location in an urban area. Extra development in this area would lead to greater pressures on this habitat.</p> <p>The site also lies to the east of Duchess Farmhouse, a Grade II Listed Building.</p>
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the St. Osyth STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				

The site offers the potential for 15 dwellings. The site is adjacent to the Urban Settlement of Clacton-on-Sea and is accessible to services, facilities and public transport. There is not sufficient capacity in the primary school closest to the site however other primary schools in the area do have capacity for a site of this size. The site is underlain by aquifers and in areas is prone to surface water flooding and may require SuDS on site. The site is close to a LoW and further development in this area may increase pressures on this habitat although consideration should be given to its role in environmental education. In isolation the site is an illogical extension to the Settlement Development Boundary.

The site is not considered to be sustainable.

Site: 1.8 Land at Clacton Garden Centre, St. John's Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is allocated in the Adopted Local Plan as Housing Provision (Policy HG1, Adopted Proposals Map 2007) and is currently a viable Garden Centre Business. The site is a brownfield site with adjoining open grassland within the Settlement Development Boundary and it has the potential for 26 dwellings on 0.86 ha.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is adjacent to the site and the nearest train station is approximately 2.89 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities. The site is an employment site and will result in a loss of

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	- -	jobs in the area, however the proposal is that the site will not come forward for development until a suitable site can be found for relocation of the garden centre business. This site must be within the business's Clacton Catchment.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Ravenscroft Primary School, St Clares RC Primary school and the Cann Hall Primary School are all approximately a distance of 1.28 kilometres away. These primary schools do not have capacity to accommodate a site of this size. Coppins Green Primary School (2.57 kms away), Alton Park Junior School (3.05 kms away) and Oakwood infants School (2.25 kms away) have the capacity for a site of this size. These distances would not be considered a suitable walking distance to promote healthy
		Decrease on the last published figure		

				lifestyles. The Clacton Coastal Academy School is approximately 1.2 kilometres away. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is adjacent to the site and the nearest train station is approximately 2.89km away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be	Increase in total area and performance against GI standards set out	+	

	created?	in the Open Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	O	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	The mix of housing and the contribution to open space would help to contribute to social cohesion and to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The site is located in Flood Zone 1.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being within the urban area which therefore helps to protect landscape and biodiversity. The site is close to the Coppin's Hall Wood (2.4ha) Local
	Will environmentally protected sites	No net loss	-	

	be protected or enhanced?			<p>Wildlife Site (LoWS). This woodland is a deciduous woodland containing species such as Hazel (<i>Corylus avellana</i>), Pedunculate Oak (<i>Quercus robur</i>), Hornbeam (<i>Carpinus betulus</i>) and Moschatel (<i>Adoxa moschatellina</i>). Controls over the pressures on the wood in order to retain its character are required as some areas of the wood have been badly trampled. It does however have a role in environmental education due to its location in an urban area. Extra development in this area would lead to greater pressures on this habitat.</p> <p>The development is within a built up area so the landscape effect would be negligible although the development will need to be carefully designed to be reduce the impact on the Grade II listed Bluehouse Farmhouse.</p>
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Jaywick STW which does not have the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
SUMMARY				
<p>The site offers the potential for 26 dwellings. The site is located in the Urban Settlement of Clacton-on-Sea and is accessible to services, facilities and public transport. There is not sufficient capacity in the primary schools closest to the site and contributions may have to be made to the Clacton Coastal Academy. The site is underlain by aquifers and may require SuDS on site. The site is already allocated as Housing Provision in the adopted Local Plan 2007, but will result in a loss of employment in the area. However it would be more appropriate for development to come forward once suitable premises have been found for the relocation of the Garden Centre Business within the Centre's Clacton Catchment Area.</p> <p>The site is considered to be sustainable.</p>				

Site: 1.9 Land at Hartley Meadows, West of A133, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is outside but immediately adjoining the Settlement Development Boundary of Clacton-on-Sea. The area of land along then northern edge of Clacton (east of Little Clacton Road) is in the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Clacton and Little Clacton.</p> <p>The site has the potential for 1,500 dwellings and the site area is 105 ha which will accommodate a new relief road around the north-west of the town, a commercial business park at the eastern end of the site close to the A133, new school, medical centre, other community facilities and open spaces.</p> <p>The site is a large area of agricultural land wrapping around the north and north-western edge of Clacton that extends from St. John's Road and its junction with Jaywick Lane in the west to the A133 close to Brook Retail Park in the east. The site lies further north and west to the housing development site in St. Johns Road and Little Clacton Road that already has planning permission and that is currently under construction. Pickers Ditch, public footpaths and a line of electricity pylons run through the eastern part of the site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	

				The development will come forward in two phases with phase 1 being the eastern half of the site.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities. Clacton Railway Station is approximately 2.8kms from the site which is a comfortable cycling distance.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	There are bus services that operate along Constable Avenue and St. John's Road. Due to the size of the development commercial bus operators may wish to operate through the site.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	There are local retail facilities within walking distance of the site as well as proposed retail facilities on site which is envisaged to satisfy all of the needs of the residents. The Brook Retail Park is also to the east of the site and is accessible by walking and cycling.
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	The relief road will improve access to Jaywick and therefore to its regeneration. The Hartley Park site is located as a key gateway into Clacton. Stimulation of regeneration throughout Clacton can be provided by this site being a landmark site and commercial park.
	Will it enhance the vitality and viability of town centres?	100%	-	

	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	++	The site is within 1.6km of several primary schools, Cann Hall Primary School, St. Clares RC Primary School and Ravenscroft Primary School as well as having pre-school and primary school facilities proposed for the development. These facilities would also be available for the existing residential development in the surrounding area. The Clacton Coastal Academy is approximately 1.7kms from the envelope of the site. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	There are bus services that operate along Constable Avenue and St. John's Road. Due to the size of the development commercial bus operators may wish to operate through the site. Clacton Railway Station is approximately 2.8kms from the site which is a comfortable cycling distance. There are local retail facilities within walking distance of the site and as well as proposed retail facilities on site which is envisaged to satisfy all of the needs of the residents on the site. The Brook Retail Park is also to the east of the site and is accessible by walking and cycling. It is envisaged that the new development will be a 'contained' development and therefore new trips on the local road network should be kept to a minimum with appropriate access to services and facilities by walking and cycling links at regular intervals to the surrounding area. The healthcare centre, community facilities, retail facilities
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
	Will it promote development of the ports?	0	O	

				<p>and commercial park are all envisaged to accommodate all of the needs of the residents on this site. The primary school is considered to allow for 80% of the trips from within the residential development with the rest contributing to new trips on the local road network.</p> <p>Travel Plans should be produced for a site of this size</p> <p>A new relief road is proposed to connect the A133 with St. John's Road near to Jaywick Lane which will be implemented in a phased approach with Phase 1 connecting the A133 and Little Clacton Road. This relief road could provide an alternative 'tourist route' to Clacton Town Centre and the seafront.</p>
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.</p> <p>New community facilities will be provided in a new neighbourhood centre as well as key facilities and services, including a primary school, medical centre, ambulance station, and shops.</p> <p>The development of the site provides an opportunity to extend the Pickers Ditch Walkway, which would provide a green corridor for walking, cycling and horse riding around the edge of the town.</p> <p>Along the southern boundaries of the site in Phase 1 are Dunthorpe Road Open Space, Dorking Road Open Space and Cranleigh Close Open Space.</p> <p>To the east of the site is Brook Farm Country Park.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce	Decrease	+	There are a couple of small areas of contamination within

	actual crime and the fear of crime?	Decrease		<p>the site.</p> <p>The southern half of the site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques.</p>
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	- / - -	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+ +	<p>The mix of housing, the community facilities, healthcare centre, commercial business park and Green Infrastructure would all help to contribute to social cohesion, health equality and income equality.</p>
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+ +	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	- / - -	<p>The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes (CSH). As a highly accessible site and potentially 'contained' site, the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
			Increase	
		Will it minimise	Increase	

	the risk of flooding to people and properties?		O / -	Surface water storage, such as ponds, a wetland or basin on the lower parts of the site are deemed more suitable and could be incorporated into the Green Infrastructure of the site.
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	Pickers Ditch runs through the eastern part of the site. Tendring District Councils Strategic Flood Risk Assessment (SFRA) shows that the floodplain is limited to a narrow corridor either side of the watercourse. A full Flood Risk Assessment (FRA) will be needed to be carried out for the site.
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	The Pickers Ditch Path and the public footpaths will be incorporated into the development.
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Phase 1 of the site is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Clacton and Little Clacton. The site is greenfield land but abuts the urban fringe of Clacton-on-Sea. The site is well enclosed and contained within the wider landscape with few views towards it from the surrounding area. Mitigation could be achieved to reduce the impacts of the development of the surrounding area. The nearest statutory designated nature conservation area is Bursville Park LNR/LoWS some 600m away. This park contains a section of the stream Picker's Ditch which has important roles to play in terms of countryside access and environmental education. It contains species such as Bird's
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	+ / I	<p>foot-trefoil (<i>Lotus corniculatus</i>), Red Clover (<i>Trifolium pratense</i>) and Willow (<i>Salix spp.</i>).</p> <p>The site is close to the Coppin's Hall Wood (2.4ha) Local Wildlife Site (LoWS). This woodland is a deciduous woodland containing species such as Hazel (<i>Corylus avellana</i>), Pedunculate Oak (<i>Quercus robur</i>), Hornbeam (<i>Carpinus betulus</i>) and Moschatel (<i>Adoxa moschatellina</i>). Controls over the pressures on the wood in order to retain its character are required as some areas of the wood have been badly trampled. It does however have a role in environmental education due to its location in an urban area. Extra development in this area would lead to greater pressures on this habitat.</p> <p>The site is also close to Hartley Wood (29.7ha) LoWS. This is ancient woodland and consists of neglected coppice-with-standards structure containing Pendunculate Oak (<i>Quercus robur</i>), Hornbeam (<i>Carpinus betulus</i>) and Primrose (<i>Primula vulgaris</i>).</p> <p>The site is potentially suitable for bats, Water Voles and reptiles. However, the ecological appraisal of the site indicates that it is generally of limited value to protected species and is unlikely to support any important populations.</p> <p>To increase the biodiversity of the site various measures would have to be incorporated such as, ecologically-led soft landscaping schemes, woodland planting, additional tree planting to interlink with connecting hedgerows to produce wildlife corridors and wildflower grassland.</p> <p>Listed buildings that are close to the site are Cann Hall (Grade II listed), a C17th timber framed barn to the east of Cann Hall which is Grade II listed, Duchess Farmhouse (Grade II) and Bluehouse Farmhouse (Grade II).</p>
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		

9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW and Jaywick STW catchment areas. Jaywick STW does not have the capacity for a development of this size. The costs to upgrade the Jaywick STW would be significant. An alternative solution could be to provide an on-site sewerage treatment works provided the necessary consents could be obtained from the Environment Agency.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained. The Commercial Park will adopt the standards set out in the Building Research Establishment Energy Assessment Method (BREEAM) to significantly reduce the loads imposed on the networks.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>This greenfield site offers the potential for 1500 dwellings. The site is located on the Urban edge of Clacton-on-Sea and is highly accessible to services, facilities and public transport as well as being proposed as a 'contained' settlement in its own right. It provides a sensible and logical extension to the Settlement Development Boundary. There are proposals to incorporate new facilities and services including, a primary school, medical centre, ambulance station, and shops as well a new community facility in a new neighbourhood centre.</p> <p>The western half of the site is underlain by aquifers and SuDS will be required on site although restrictions will be placed on the SuDS techniques used. Significant upgrading to the Jaywick STW would be required or an alternative approach would be to provide an on-site Sewerage Treatment Plant. Phase 1 of the site is within the Local Green Gap, however there is the possibility that with some significant woodlands and robust landscaping along the route of the relief road providing a long term green edge and buffer to the development with the remaining Local Green Gap the remaining function the Local Green Gap will be maintained and strengthened.</p>				

The site is considered to be sustainable.

Site: 1.10 Land at Little Ditches, London Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. This greenfield site is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Clacton-on-Sea and Little Clacton. It is also some distance from the Settlement Development Boundary. It contains a house within 3 acres of garden with various outbuildings and previous development in the form of a Piggery. The site has the potential for 100 dwellings and the area proposed for residential development is 4.05 ha.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-- / O	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is approximately 250m away and the nearest train station is approximately 3.54 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Engines Primary School is approximately a distance of 964 metres away but may require a contribution towards extending its facilities. The Clacton Coastal Academy is approximately 3.70km. A contribution may also be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is approximately 250m away and the nearest train station is approximately 3.54km away. The

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. The site is with in walking distance of a supermarket. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The site is close to Brook Farm Country Park which would provide resident's access to Open Space. To the west of the site is an historic landfill site
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and provision of open space would help to contribute to social cohesion and to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	The majority of the site is located in Flood Zone 1. The site will require SuDS due to Pickers Ditch which runs along the south and western boundaries of the site and therefore contains areas within Flood Zones 2 and 3 and areas prone to surface water flooding.
		Increase		
	Will it minimise the risk of flooding to	Increase	O / - -	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	0	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	1	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	1	<p>The development is located within the Local Green Gap that separates Little Clacton and Clacton-on-Sea. Development in this area would seriously undermine the gap between these two settlements and would not represent a logical or sensible extension to the Settlement Development Boundary.</p> <p>The development is close to Burcart's Meadow LoWS (4.3ha) which comprises of a large meadow currently used for occasional car boot sales and horse paddocks. The has a large population of Corky-fruited Water-dropwort (<i>Oenanthe pimpinelloides</i>) which is a rare but possibly increasing plant that is on the Essex Red data list of plants.</p> <p>There is a good potential for below ground archaeological</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

				deposits and the area is sensitive to change due to the historic settlement pattern.
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
The site offers the potential for 100 dwellings. The site is located within the Local Green Gap that separates the Little Clacton and Clacton-on-Sea. The site is close to retail services and an area of public Open Space. Contributions would be required to expand the local schools and SuDS would be required due to Pickers Ditch which runs along the southern and western boundaries. The location of this site would represent an illogical extension to the Settlement Development Boundary.				

The site is not considered to be sustainable.

Site: 1.11 Land east of the A133 at and adjoining Revilo Nursery, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site lies between the A133, B1441 and the B1442. Highfields Holiday Park and Morrisons Food Store lie to the east. The northern half of the site has the potential for 900 dwellings within the area proposed for residential development (30 ha). This area currently comprises of a number of properties with very large curtilages giving the area a very open and rural character. The southern half of the site is occupied by Brook Farm Country park which abuts Brook Retail Park which is immediately south of the site. Revilo Nurseries is being promoted as an employment site.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	- / +	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Bus Stops are located along London Road heading into Clacton and London Road heading into Little Clacton. The nearest train station is approximately 3.54 kilometres away As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	The Revilo Nursery site is situated on the western side of London Road. As well as the site having a horticultural use, it also has a commercial use for Class B8 storage and distribution uses with associated ancillary use of the forecourt area for vehicle parking and turning. The site is located close to the Settlement Development Boundary of Little Clacton and is located along London Road. PPS7 states that in Development Plan Documents (DPDs), suitable sites for future economic development should be identified to facilitate healthy and diverse economic activity in rural areas. The site is situated close to Little Clacton which is a Key Rural Service Centre.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+ / + +	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+ +	This site would require the provision of a new primary school. The Clacton Coastal Academy is approximately 3.70km away. A contribution may also be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined		Bus Stops are located along London Road heading into

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process	++	Clacton and London Road heading into Little Clacton. The nearest train station is approximately 3.54 kilometres away The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The site encompasses Brook Farm Country Park which would provide resident's access to Open Space. To the west of the site is an historic landfill site
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	--	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The mix of housing, community facilities and provision of recreational open space would help to contribute to social cohesion and to health equality. The redevelopment of the Revilo Nurseries would help to contribute towards income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	--	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. Accessibility to facilities and services is good from this site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise	Increase	

	the risk of flooding to people and properties?		O / -	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development is located within the Local Green Gap that separates Little Clacton and Clacton-on-Sea. Development in this area would seriously undermine the gap between these two settlements. The southern half of the site encompasses Brook Farm Country Park.</p> <p>Burcart's Meadow LoWS (4.3ha) is located in the north-eastern part of the site which comprises of a large meadow currently used for occasional car boot sales and horse paddocks. The site has a large population of Corky-fruited Water-dropwort (<i>Oenanthe pimpinelloides</i>) which is a rare but possibly increasing plant that is on the Essex Red data</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	-	list of plants. Ecological surveys of the site will be required prior to development.
	Will historic assets be protected or enhanced?	Reduction	O	There is a good potential for below ground archaeological deposits and the area is sensitive to change due to the historic settlement pattern.
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Clacton STW. Due to the size of the site, funding will be required for new sewerage infrastructure for this development.
	Will water quality be maintained or improved?	No reduction	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
The site offers the potential for 900 dwellings. The site is located adjacent to the Settlement Development Boundary of Clacton-on-Sea and has good access to services, facilities and public transport. The development would require investment in new infrastructure such as schools, transport, community facilities and sewerage. Pickers Ditch bisects the site and SuDS would therefore be required. However, the				

site is located in the Local Green Gap that separates Clacton-on-sea from Little Clacton. If this site were to come forward for development it would represent a serious incursion into the Local Green Gap that separates these two settlements only leaving a small section to the north of the B1442. This site would therefore in essence be an isolated development to the north of the Brook Farm Country Park. This Country Park lends itself to adjoining the Local Green Gap rather than to a residential development.

The site is not considered to be sustainable.

Site: 1.12 Land between Centenary Way and London Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Clacton-on-Sea and Little Clacton. The site is also a significant distance from the Settlement Development Boundary of Little Clacton. The site has the potential for 97 dwellings and lies between the B1442 (Centenary Way to the north) and the B1441 (London Road to the south).The site is currently used for Car boot sales and car displays during the summer months. The promoter has suggested that the site to the east could also be brought forward for development.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is approximately 320m away and the nearest train station is approximately 3.86 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Engaines Primary School is approximately a distance of 960 metres away and may require a contribution for expansion. The Clacton Coastal Academy is approximately 4km away. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is approximately 320m away and the nearest train station is approximately 3.86km away. The

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		<p>site has provision to public transport that provides accessibility to Clacton and Colchester which could offer other employment opportunities. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs.</p> <p>The Morrisons Food Store is approximately 400m away which is regarded as a suitable walking distance and the Brook Farm Country Park and Brook Retail Park are approximately 1.4kms away. A Travel Plan should be produced for a site of this size.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and provision open space would help to contribute to social cohesion and to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a site with good accessibility to services and facilities, the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
			Increase	
		Will it minimise the risk of	Increase	0

	flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		O
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		--
	Will environmentally protected sites be protected or enhanced?	No net loss		--
	Will it protect Greenfield land?	To be determined as part of the District Local Plan		--
				The site is on Burcart's Meadow LoWS (4.3ha) which comprises of a large meadow currently used for occasional car boot sales and horse paddocks. The has a large population of Corky-fruited Water-dropwort (<i>Oenanthe pimpinelloides</i>) which is a rare but possibly increasing plant that is on the Essex Red data list of plants. The current commercial use of this site is likely to be to the detriment of the flora on this site depending on the frequency and intensity of use.

		Process		<p>Western and eastern boundaries of the site are well screened by vegetation.</p> <p>The development is located within the Local Green Gap that separates Little Clacton and Clacton-on-Sea. Development in this area would seriously undermine the gap between these two settlements.</p>
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
<p>This greenfield site offers the potential for 97 dwellings. The site is located in Local Green Gap that separates the settlements of Clacton-on-Sea and Little Clacton. It has good access to public transport, services and facilities. Contributions may have to be made for the</p>				

expansion of the Local Primary school and to Clacton Coastal Academy to accommodate housing growth. This site represents an illogical extension to the Settlement Development Boundary and seriously undermines the objective of maintaining a physical gap between the two settlements.

The site is not considered to be sustainable.

Site: 1.13 Highfield Grange, London Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is protected in the Local Plan as Caravan and Chalet Park Provision (Policy ER18, Adopted Proposals Map 2007). The site currently accommodates 720 pitches and ancillary retail, leisure and recreational facilities. The site has the potential for 330 dwellings and the area proposed for residential development is approximately 18.64ha. It is adjacent to the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Clacton and Little Clacton and adjacent to the Settlement Development Boundary of Clacton-on-Sea.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities. The site is approximately 600 metres from Gorse Lane Industrial Estate, a Principle business area (Policy ER2, Adopted Proposals Map 2007) and Brook Retail Park which could provide a number of employment opportunities. The site though is a Caravan and Chalet Park (Policy ER18, Adopted Proposals Map 2007) and an important site
	Will it promote	To be determined		

	regeneration?	as part of the District Local Plan Process	--	for the tourism industry of the Tendring area. Bus stops are located near to the entrance of the holiday park and the nearest train station is approximately 3.2 kilometres away.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	--	
	Will it enhance the vitality and viability of town centres?	100%	o	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	o	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Burrsville Community Infant School is approximately a distance of 2km metres away. Engaines Primary School is approximately 2km away. The Clacton Coastal Academy is approximately 2.8km. A contribution may have to be required for the proposed expansion of the new Clacton Coastal Academy to accommodate housing growth and for the expansion of existing primary schools The Willowtree Nursery and recreation ground is adjacent
		Decrease on the last published figure		

				to the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	<p>Bus stops are located near to the entrance of the holiday park and the nearest train station is approximately 3.2 kilometres away. The site is adjacent to Morrisons Food Store and opposite Brook Retail Park.</p> <p>This site has good access to services, facilities and public transport which should supply residents with good access for their needs.</p> <p>A Travel Plan should be produced for a site of this size</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	<p>The design of the development would need to include measures such as ‘Secure by Design’ to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.</p> <p>The site is located opposite Brook Farm Country Park, adjacent to Foots Farm Riding Centre and adjacent to the recreation ground next to the Willowtree Nursery.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	- / +	The mix of housing, access to open space and the employment opportunities in the local area would help to contribute to social cohesion, health equality and to income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	O	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	The site is located in Flood Zone 1 although there are the southern and western fringes of the site may be prone to surface water flooding. It is one of the few holiday parks that lie outside of the coastal flood risk areas.

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	N/A	The need to develop on greenfield sites on the edge of the settlement would be reduced due to the development being on a Previously Developed Site. The development is adjacent to a built up area so the landscape effect would be negligible. The development will need to be carefully designed and well screened to reduce impact on existing properties. Burcart's Meadow LoWS (4.3ha) is located close to the site which comprises of a large meadow currently used for occasional car boot sales and horse paddocks. The site has a large population of Corky-fruited Water-dropwort
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	++	

		Process		(Oenanthe pimpinelloides) which is a rare but possibly increasing plant that is on the Essex Red data list of plants. Ecological surveys of the site will be required prior to development.
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				

The site offers the potential for 330 dwellings. The site is located adjacent to the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. Contributions may have to be made for the expansion of existing School facilities. However, the proposed development is designated in the Local Plan as Caravan and Chalet Park Provision (Policy ER18, Adopted Proposals Map 2007). There has also been no evidence to suggest that this facility is no longer viable. This would lead to the development creating a loss of a tourist facility that contributes positively to the Tendring tourism industry.

The site is not considered to be sustainable.

Site: 1.14 Land north of Oakwood Business Park, Thorpe Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site area is 15.29 ha. The site is covered by the extant planning permissions 97/00626/OUT and 06/00438/DETAIL. The site has been identified to accommodate Classes B1, B2 and B8. In 2008/2009 work commenced on site with the erection of units to the south-east. To the west of the site is the Local Green Gap (Policy EN2, Adopted Proposals Map 2007)
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities and has been identified as a regeneration area. This site supports Clacton as a Priority Area of Regeneration and will help to attract businesses to the area. The council is seeking to retain a flexible supply of land to accommodate industry and warehousing proposals that

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	<p>would bring additional jobs to the area if economic conditions change.</p> <p>The nearest train station is approximately 3.3 kilometres away.</p> <p>Only half of the site has been allocated in the Local Plan but since 2007 approximately £1 million has been expended on the site which includes preliminary ground works for drainage and the speculative construction of the units.</p> <p>Considerably more infrastructure will be required on the site including delivery of a spine road through the site, upgrading Thorpe Road, the bus route extension, the main roundabout access to the site and cycle routes on and from Stephenson Road West</p> <p>The development will help to employ over 2000 people and based on figures the Drivers Jonas' Employment Sites Report (August 2005) this could help to reduce out-commuting by about 5%.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	N/A	This objective is not applicable

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	<p>The nearest train station is approximately 3.3 kilometres away.</p> <p>Proposals include delivery of a spine road through the site, upgrading Thorpe Road, the bus route extension, the main roundabout access to the site and cycle routes on and from Stephenson Road West</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	<p>The design of the development would need to include measures similar to 'Secure by Design' to design out crime. With good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.</p> <p>An area to the south of the site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	--	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	New employment can help to improve the social inclusion, quality of life, income equality and the regeneration of the town.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	--	The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings. The site is in close proximity to Clacton Factory Outlet, Gorse Lane Industrial Estate and Morrisons food store. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The site is located in Flood Zone 1 although a small section along the western boundary of the site is prone to surface water flooding. A section in the southern part of the site is underlain by minor aquifers. Restrictions may be placed on
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of	Increase	O	

	flooding to people and properties?			the techniques used in SuDS schemes.
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	O	<p>The development is on Greenfield land although it is not located in the Local Green gap. The development will provide an extension to the Oakwood Business park and the character of the urban fringe. A 10m wide, densely planted buffer around the edge of the site has been proposed that will bring significant ecological improvements and will help to mitigate the views from of the development from the surrounding countryside.</p> <p>The site is adjacent to the Oak House, a Grade II listed building. This building has received planning permission for a substantial leisure complex within its grounds located between the house and the proposed industrial estate.</p>
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be	No loss of land with high	-	

	maintained?	sensitivity value		Great Crested Newts and Badgers have been located close to the site. The site is also close to the EWTs Holland Brook Essex Living Landscapes classification.
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The degree of energy efficiency of the development depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained through the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
Increase				
SUMMARY				
The site offers the potential for the extension to the Oakwood Business Park. . The site is located in the Urban Settlement of Clacton-on-Sea and is accessible to services, facilities and public transport. There is a small section to the south of the site that is underlain by aquifers and the western boundary of the site is affected by surface water flooding. Therefore SuDS may be required on site although there may be some restrictions on the types of techniques used. The site has proposals for infrastructure improvements and landscaping to				

reduce the impact of the site on the surrounding countryside. The site has planning permission under the current Local Plan and the proposal would help to retain a flexible supply of land to accommodate industry and warehousing proposals that would bring additional jobs to the area if economic conditions change.

The site is considered to be sustainable.

Site: 1.15 Land off Burrs Road and Sladbury's Lane, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. This Greenfield site has the potential for 700 dwellings and the proposal consists of residential development, an extension to Valley Farm Caravan Park, Pickers Ditch Walkway Open Space, a neighbourhood shopping centre, community facilities, a primary school, and new spine road. The area proposed for development is 66.22 ha. The site is located within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007), and is adjacent to the Settlement Development Boundary. The Valley Farm Caravan Park is protected Caravan and Chalet Provision (Policy ER18, Adopted Proposals Map 2007). The western portion is currently occupied by Valley Farm Caravan Park and to the east of this is open agricultural land. Through this runs Sladbury's Lane. The site lies in the wedge of green land that separates Burrsville (to the north) from Holland-on-Sea (to the south). There is a public footpath that runs along the north eastern boundary.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities	To be determined as part of the District	++	Buses currently operate along Valley Road. New bus provision would have to be included into the development.

	accessible to centres of population?	Local Plan Process		<p>The nearest train station is approximately 1.7 kilometres away.</p> <p>As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities. The development itself potentially could provide employment opportunities from the provision of a new school, healthcare facility and the extension to the caravan park.</p> <p>The extension to the caravan park could help contribute to Tendring districts tourism economy.</p>
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning	Will levels of educational attainment	Increase on the last published figure		The Holland Park Primary School is approximately a distance of 643 metres and Burrsville Community Infants School is 804 metres away. These distances would be

opportunities for all	improve?	Decrease on the last published figure	++	considered a suitable walking distance to promote healthy lifestyles. However these schools could not accommodate a development of this size, therefore a new primary school would be required on site. The Clacton County High School is approximately 1.6km. A contribution will be required to provide expansion of secondary schools to accommodate the housing growth
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	Buses currently operate along Valley Road. New bus provision would have to be included into the development. The nearest train station is approximately 1.7 kilometres away.
	Will sustainable modes of transport increase?	Decrease from 2001	+	The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs.
		<1.00		
Will it promote development of the ports?	0	0	The site also proposes a range of community facilities and services which should also reduce the need to travel by private car. A Travel Plan should be produced for a site of this size	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		

		<2,000 patients per GP		<p>extension to the Picker's Ditch Walkway. This could provide a link to the Burrsville LoWS/LNR that is adjacent to the site and significant open space provision for the area.</p> <p>The northern half of the site is underlain by minor aquifers. Restrictions may be placed on certain SuDS techniques.</p> <p>There are small areas of contamination in the south-western section of the site. Along the Pickers Ditch extension.</p>
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	<p>The mix of housing, provision of strategic open space, and employment opportunities would help to contribute to social cohesion, health equality and income equality.</p>
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by	-	

	2050.			site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	Increase	+ / + +	The site is located in Flood Zone 1 although the southern portion of the site is within Flood zones 2 and 3 and also prone to surface water flooding due to Pickers Ditch. Restrictions may be placed on the techniques used in SuDS schemes. A full Flood Risk Assessment will have to be carried out for the site.
Will it minimise the risk of flooding to people and properties?	Increase		O / - -	The open space provision that follows the Pickers Ditch would also allow the dispersal of species through the site.
Does it provide areas of accessible green space to allow the dispersal of species?	Increase		+ +	
Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I	

8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is adjacent to the Burrsville Park LoWS/Local Nature Reserve (LNR) (10.6ha). This area contains Meadow Vetchling (<i>Lathyrus pratensis</i>), Bird's Foot Trefoil (<i>Lotus corniculatus</i>) and the Essex rarity Corky-fruited Water Dropwort (<i>Oenanthe pimpinelloides</i>). It is also adjacent to Burrsville Park Cemetery LoWS (4.9ha). This area contains old grassland with species such as Subterranean Clover (<i>Trifolium subterraneum</i>), an Essex Red Data List plant. Picker's Ditch runs along the western boundary of the site and is being developed by Tendring District Council as an amenity/ wildlife area with an emphasis on countryside access and environmental education. This area could be linked into the open space provision of the development and provide strategic green infrastructure.</p> <p>Part of the site is located within the EWT Essex Living Landscapes Holland Brook.</p> <p>This area has the potential for Palaeolithic deposits and significant groups of cropmarks dating from the Bronze Age onwards.</p> <p>The site is close to Treasure Holt Farmhouse, a Grade II listed building.</p> <p>There would be a slight effect on the landscape character of this area. The infill of this gap would effectively round off the north-east corner of the town and would be reasonably well contained. However, the development would result in the loss of the Green gap that separates Clacton-on-Sea and Holland-on-Sea. Development will need to be carefully designed and well screened to reduce impact on landscape and existing properties with particular regard to the listed building that lies adjacent to the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
No loss				

9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW. There will be a requirement to upgrade the Sewage Treatment works and the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 700 dwellings. The site is located adjacent the Urban Settlement of Clacton-on-Sea and is accessible to services, facilities and public transport. Proposals include residential development, an extension to Valley Farm Caravan Park, Pickers Ditch Walkway Open Space, a neighbourhood shopping centre, community facilities, a primary school, and new spine road. The southern portion of the site is affected by Flood Zones 2 and 3 and so housing development should be directed away from these areas. The northern half of the site is underlain by minor aquifers. Restrictions may be placed on certain SuDS techniques. The development is proposed in the Local Green Gap that separates Clacton-on-Sea and Holland-on-Sea. Although this area will be eroded there is a significant opportunity for strategic new green infrastructure to be developed in the form of the extension to the Pickers Ditch Walkway.</p> <p>The site is considered to be sustainable.</p>				



Site: 1.16 Land between Sladbury's Lane and Thorpe Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site has the potential for 2600 dwellings and the area proposed for residential development is 147.53 ha. This greenfield site is a large area of agricultural land surrounding the north-eastern corner of Clacton. The site is located within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007), and is adjacent to the Settlement Development Boundary.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Buses currently operate along Valley Road, Burrs Road and Gorse Lane. New bus provision would have to be included into the development. The nearest train station is approximately 1.7 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	The development itself potentially could provide employment opportunities from the provision of a new school, healthcare facility, an extension to the business park and industrial estate and neighbourhood facilities.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	++	The Holland Park Primary School is approximately a distance of 643 metres and Burrsville Community Infants School is 804 metres away. These distances would be considered a suitable walking distance to promote healthy lifestyles. However these schools could not accommodate a development of this size, therefore new primary schools and early childcare facilities would be required on site. The Clacton County High School is approximately 1.6km. A contribution will be required to provide expansion of
		Decrease on the last published figure		

				secondary schools to accommodate the housing growth.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	Buses currently operate along Valley Road, Burrs Road and Gorse Lane. New bus provision would have to be included into the development. The nearest train station is approximately 1.7 kilometres away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size The site also proposes a range of community facilities and services which should also reduce the need to travel by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The development has the potential to create strategic green infrastructure. Parts of the site are underlain by minor aquifers. Restrictions may be placed on certain SuDS techniques.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and	Increase in total area and performance	++	There are small areas of contamination in the south-

	new public space be created?	against GI standards set out in the Open Space Strategy		western section of the site.
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	--	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The mix of housing, provision of strategic open space, and employment opportunities would help to contribute to social cohesion, health equality and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	--	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport

	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016. Increase	+ / + +	<p>and potential for walking and cycling.</p> <p>The site is located in Flood Zone 1 although small areas within the site are prone to surface water flooding. Restrictions may be placed on the techniques used in SuDS schemes.</p> <p>A full Flood Risk Assessment will have to be carried out for the site.</p> <p>Badgers and Great Crested Newts have been identified in the northern half of the site.</p>
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+ +	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is adjacent to the Burrsville Park LoWS/Local Nature Reserve (LNR) (10.6ha). This area contains Meadow Vetchling (<i>Lathyrus pratensis</i>), Bird's Foot Trefoil (<i>Lotus corniculatus</i>) and the Essex rarity Corky-fruited Water Dropwort (<i>Oenanthe pimpinelloides</i>). It is also adjacent to Burrsville Park Cemetery LoWS (4.9ha). This</p>
	Will environmentally protected sites	No net loss	- -	

	be protected or enhanced?			area contains old grassland with species such as Subterranean Clover (<i>Trifolium subterraneum</i>), an Essex Red Data List plant.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	The site is located adjacent to the EWT Essex Living Landscapes Holland Brook.
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	The site is approximately 250m away from the Holland Brook SSSI site.
	Will historic assets be protected or enhanced?	Reduction	--	This area has the potential for Palaeolithic deposits and significant groups of cropmarks dating from the Bronze Age onwards.
		No loss		
				Treasure Holt (Grade II Listed Building) lies in the centre of the southern half of the site and a number of Grade II Listed farmhouses are situated around the perimeter of the site (Oak House to the west, Willow Farmhouse to the south and Sladbury's Old House and Cartlodge to the east).
				There would be a slight effect on the landscape character of this area. The infill of this gap would effectively round off the north-east corner of the town and would be reasonably well contained. The northern section of the development would cause a greater intrusion into the countryside and cause the small hamlet of Cooks Green to merge with the urban settlement of Clacton-on-Sea. However, the development would result in the loss of the Green gap that separates Clacton-on-Sea and Holland-on-Sea north of Sladbury's Lane. Development will need to be carefully designed and well screened to reduce impact on landscape and existing properties with particular regard to the listed building that lies within the site.
				There is a bridleway that bisects the northern half of the site and a footpath that bisects the centre of the site.
9. Ensure the prudent use of natural	Does it minimise waste	60% recycling by 2020	?	This development lies within the Clacton STW. There will

resources	and increase rates of reuse and recycling?			be a requirement to upgrade the Sewage Treatment works and the sewer network.
	Will water quality be maintained or improved?	No reduction	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 2600 dwellings. The site is adjacent to the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. The site has the potential for residential development, an extension Gorse Lane Industrial Estate and Oakwood business park, Strategic Open Space, a neighbourhood shopping centre, community facilities and primary schools. There are areas of the site that are underlain by minor aquifers. Restrictions may be placed on certain SuDS techniques. The development is proposed in the Local Green Gap that separates Clacton-on-Sea and Holland-on-Sea. Although this area will be eroded there is a significant opportunity for strategic new green infrastructure. The site is approximately 250m away from the Holland Brook SSSI. The southern half of the site would have a slight adverse effect on character of the landscape and could be confined to this area so that it could 'round off' the north-eastern corner of Clacton-on-Sea. Allowing the development to spread beyond this would create a greater intrusion into the countryside and have an incongruous effect as well as merging the hamlet of Cooks Green with Clacton-on-Sea.</p> <p>The site is considered to be sustainable.</p>				

Site: 1.41 Land south of Centenary Way, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site has the potential for 112 dwellings and the area proposed for residential development is 5.43 ha.</p> <p>The site is currently allocated in the current Local Plan for employment use (Policy ER1, Adopted Proposals Map 2007) and a Principle Business and Industrial Area (Policy ER2, Adopted Proposals Map 2007). The site is within the Settlement Development Boundary of Clacton-on-Sea.</p> <p>The site is currently open land occupied by a horse riding school and Fooths Farm. The eastern half is open paddock used for grazing horses. Industrial land lies to the east in the form of Oakwood Business Park and Gorse Lane Industrial Estate. To the north lies the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) which separates Little Clacton from Clacton-on-Sea.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 160m away and the nearest train station is approximately 3.2 kilometres away.</p> <p>As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++ / O	The site is currently allocated in the Local Plan for employment development of classes B1 (b & C), B2 and B8. The site would allow for the extension of the Industrial estate within the confines of the Settlement Development Boundary, however, the Employment Land Study carried out by GVA Grimley and published in 2010 concludes that whilst this site is in close proximity to the Gorse Lane Industrial Estate, it is not considered as a natural expansion site. It is regarded that there is sufficient capacity within and directly adjacent to Gorse Lane Industrial Estate to allow for sufficient employment land to support continued investment and employment within this location.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+ / O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O / +	The Burrsville Community Infant School is approximately a distance of 1.9 kilometres away. The Clacton County High School is approximately 2.8km. Contributions may have to be made for the expansion of schools to accommodate housing growth.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 160m away and the nearest train station is approximately 3.2 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The area to the west of the site is an area of open space currently used as a recreational area.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing or employment would help to contribute to social cohesion and to income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The site is located in Flood Zone 1 although there are areas within the site to the east that are at risk from surface water flooding.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I / +	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	I	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Although this land is greenfield it is located within the Settlement Development Boundary and would reduce the need to build on greenfield sites outside of the boundary and would therefore help to protect landscape and biodiversity.</p> <p>The allocation of this site though would result in the loss of an amenity to the local area and therefore would require the relocation of the Riding School to another local site.</p> <p>The land is of an urban fringe character and lends itself to an extension of the residential development to the south. The impact of the development could be reduced by using effective screening to the north.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 112 dwellings. The site is located in the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. Contributions may have to be made to local schools to accommodate the housing growth.</p> <p>The land is of an urban fringe character and lends itself to either an extension of the residential development to the south or an extension to the Industrial Estate, although in the 2010 Employment Land Study carried out by GVA Grimley, considered that it was not a natural</p>				

expansion site to the Industrial estate. The impact of the development could be reduced by using effective screening to the north. The allocation of this site though would result in the loss of an amenity to the local area and therefore would require the relocation of the Riding School to another local site.

The site is considered to be sustainable.

Site: 1.48 Land north of Telford Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site area is 6.89 ha. The Clacton to London, Liverpool Street Railway line runs along the eastern boundary of the site and to the east of the site is the Local Green Gap (Policy EN2, Adopted Proposals Map 2007). It is directly adjacent to the Settlement Development Boundary and a Principle Business Area (Policy ER2, Adopted Proposals Map 2007). The land is currently Grade 3 agricultural land and is in arable production. A public footpath runs along the railway line to the east of the site.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities and has been identified as a regeneration area. This site supports Clacton as a Priority Area of Regeneration and will help to attract businesses to the area. The council is seeking to retain a flexible supply of land to accommodate industry and warehousing proposals that

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	would bring additional jobs to the area if economic conditions change.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	The nearest train station is approximately 3.7 kilometres away. The nearest bus is approximately 100m from the site.
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	Proposals include a new spine road from the extension of Telford Road northwards with additional spur roads to the western side.
	Will it enhance the vitality and viability of town centres?	100%	N/A	Emphasis will be given to B2 and B8 uses on the western side of the site and the siting of open land uses such as builder's merchants or waste disposal operations along the eastern side of the site.
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	The site offers a natural extension being directly adjacent to Gorse Lane Industrial Estate.
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	N/A	This objective is not applicable
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest train station is approximately 3.7 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The nearest bus is approximately 100m from the site. Proposals include a new spine road from the extension of Telford Road northwards with additional spur roads to the western side.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	N/A	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	New employment can help to improve the social inclusion, quality of life, income equality and the regeneration of the town.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings. The site is accessible to Clacton Factory Outlet, Gorse Lane Industrial Estate and Morrisons food store. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The site is located in Flood Zone 1.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	<p>The development is on Greenfield land although it is not located in the Local Green gap. The development will provide an extension to the Gorse Lane Industrial Estate and the character of the urban fringe. A 10m wide, densely planted buffer around the edge of the site has been proposed that will bring significant ecological improvements and will help to mitigate the views from of the development from the surrounding countryside.</p> <p>The site is close to the Treasure Holt Farmhouse, a Grade II listed building.</p> <p>Great Crested Newts and Badgers have been located close to the site. The site is also close to the EWTs Holland Brook Essex Living Landscapes classification.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

				The site is approximately 500m from the Holland Brook SSSI.
	Will historic assets be protected or enhanced?	Reduction	-	A small pond is present along the western boundary and hedgerows around the boundaries would necessitate the preparation of a Habitat Survey.
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The degree of energy efficiency of the development depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained through the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
Increase				
SUMMARY				
The site offers the potential for the extension to the Gorse Lane Industrial Estate. The site offers a natural extension being directly adjacent to Gorse Lane Industrial Estate. The site is located in the Urban Settlement of Clacton-on-Sea and is accessible to services, facilities and public transport. This site supports Clacton as a Priority Area of Regeneration and will help to attract businesses to the area. The site has proposals for infrastructure improvements and landscaping to reduce the impact of the site on the surrounding countryside. The proposal				

would help to retain a flexible supply of land to accommodate industry and warehousing proposals that would bring additional jobs to the area if economic conditions change.

The site is considered to be sustainable.

Site: 1.49 Area of Land north of Oakwood Business Park, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is open vacant land consisting of open grassland and a number of mature trees in the south-eastern corner. The Western part of site is currently occupied by Thorpe Road Chicken Farm. A number of isolated dwellings lie around the site but it is mostly surrounded by open agricultural land.</p> <p>The site is approximately 4.01ha and has the potential for 73 dwellings if developed solely for residential purposes.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The nearest bus stop is over 800 metres away and the nearest train station is approximately 4 kilometres away.</p> <p>As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	Gorse Lane Industrial Estate and Oakwood Business Park is approximately 800 metres from the site.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Engaines Primary School is approximately a distance of 1.7 kilometres away and could accommodate a development of this size. This distance though is not considered a suitable walking distance and the roads are rural in character so do not have adequate provision for pedestrians. The Clacton Coastal Academy is approximately 3.7km. A contribution may have to be required for the proposed expansion of these schools.
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined		The nearest bus stop is over 800 metres away and the

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process	--	<p>nearest train station is approximately 4 kilometres away.</p> <p>The site is in a remote location and would therefore have heavy reliance on the private car.</p> <p>A Travel Plan should be produced for a site of this size</p>
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	--	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and proposed mixed use development would help contribute to social cohesion, health and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	--	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	The site is in a remote location and some distance from the Settlement Development Boundary of Clacton-on-Sea. This site is in a rural locality with poor provision for walking and cycling and therefore would have a heavy reliance on the private car.
		Increase		
		Will it minimise	Increase	O

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is close to Oake Farmhouse (Grade II listed) and Reedlands Farmhouse (Grade II listed).</p> <p>There are a range of multi-period cropmarks in the area and a good potential for below ground archaeological deposits.</p> <p>This development would result in further intrusive encroachment into the countryside and does not represent a sensible or logical extension of the existing Settlement Development Boundary. It would be out of character with the dispersed settlement pattern in this area.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	- -	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 73 dwellings. A contribution may have to be required for the expansion of the local school and the proposed expansion of the Clacton Coastal Academy. This development would result in further intrusive encroachment into the countryside and does not represent a sensible or logical extension of the existing Settlement Development Boundary.</p>				

The site is not considered to be sustainable.

Site: 1.50 Land north of Centenary Way, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site area is 0.6 ha. The site is within the Local Green Gap that separates Clacton and Little Clacton (Policy EN2, Adopted Proposals Map 2007). It is directly adjacent to the Settlement Development Boundary and a Principle Business Area (Policy ER2, Adopted Proposals Map 2007).
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities and has been identified as a regeneration area. This site supports Clacton as a Priority Area of Regeneration and will help to attract businesses to the area. The council is seeking to retain a flexible supply of land to accommodate industry and warehousing proposals that

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	<p>would bring additional jobs to the area if economic conditions change.</p> <p>The nearest train station is approximately 3.2 kilometres away.</p> <p>The nearest bus is approximately 100m from the site.</p> <p>The site is being proposed as a relocation site for the expansion of an existing business that currently has premises located in Ford Road in Clacton-on-Sea. The company currently operates out of four separate premises and is seeking to relocate to an alternative location that can accommodate a building of approximately 4,000sqm with accommodation for future expansion. This would allow all processes to take place in a single building under modern manufacturing conditions.</p> <p>The Employment Land Study carried out by GVA Grimley and published in 2010 concludes that whilst this site is in close proximity to the Gorse Lane Industrial Estate, it is not considered as a natural expansion site. It is regarded that there is sufficient capacity within and directly adjacent to Gorse Lane Industrial Estate to allow for sufficient employment land to support continued investment and employment within this location.</p> <p>The site has had previous permissions granted for the erection of an industrial building (TEN/96/00097 and 98/00170/DETAIL). These were allowed to expire and another application was submitted (01/01941/FUL) to renew these permissions which was refused as it violated the Local Green Belt policy and it was regarded that the development would be harmful to the local amenity.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	○	
3. Improve the skills base through increased learning	Will levels of educational attainment	Increase on the last published figure	N/A	This objective is not applicable

opportunities for all	improve?	Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	The nearest train station is approximately 3.2 kilometres away. The nearest bus is approximately 100m from the site.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	The design of the development would need to include measures similar to 'Secure by Design' to design out crime. With good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open	N/A	

		Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	New employment through the possible expansion of the company can help to improve the social inclusion, quality of life, income equality and the regeneration of the town.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings. The site is in close proximity to Clacton Factory Outlet, Gorse Lane Industrial Estate and Morrison's food store. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
				The site is located in Flood Zone 1. The eastern boundary

		Increase		is prone to surface water flooding. SuDS will be required on site.
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	The development is on Greenfield land and is located in the Local Green Gap (Policy EN2, Adopted Proposals Map 2007). The development will provide an extension to the Gorse Lane Industrial Estate and the character of the urban fringe. The site is close to the Oake Farmhouse, a Grade II listed building.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The degree of energy efficiency of the development depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained through the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
Increase				
SUMMARY				
The site offers the potential for the extension to the Gorse Lane Industrial Estate. The site is located in the Urban Settlement of Clacton-				

on-Sea and is accessible to services, facilities and public transport. The site is within the Local Green Gap that separates Clacton-on-Sea and Little Clacton and development of this area would affect the local amenity and has been refused a previous planning application to renew permission for the erection of an industrial building.

The Employment Land Study carried out by GVA Grimley and published in 2010 concludes that whilst this site is in close proximity to the Gorse Lane Industrial Estate, it is not considered as a natural expansion site. It is regarded that there is sufficient capacity within and directly adjacent to Gorse Lane Industrial Estate to allow for sufficient employment land to support continued investment and employment within this location.

The site is not considered to be sustainable.

Site: 1.61 Land east of Rush Green Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site has the potential for 90 dwellings and the area proposed for residential development is 3.0 ha. The remainder of the site is proposed for open equestrian uses, open space, allotments and new community woodland. The site is open agricultural land located on the edge of the built up area of Clacton-on-Sea. The site is the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) and outside of the Urban Regeneration Area Boundary(Policy QL6, Adopted Proposals Map 2007) There is a public footpath that runs along the eastern half of the northern boundary.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 640m away and the nearest train station is approximately 2.47 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	Proposals include the fields for equestrian activity and the woodland offering holiday lodges to provide accommodation to complement the adjacent activities of horse riding, golf and flying tuition.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Oakwood Infants Primary School is approximately a distance of 1.28 kilometres away and could accommodate a development of this size. There are other primary schools a distance of approximately 1.6km from the site. The Clacton Coastal Academy is approximately 1.6km A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined		The nearest bus stop is approximately 640m away and the

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process	++	<p>nearest train station is approximately 2.47 kilometres away.</p> <p>The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs.</p> <p>A Travel Plan should be produced for a site of this size</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	<p>The design of the development would need to include measures such as ‘Secure by Design’ to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.</p> <p>The site is in close proximity to a number of areas of Local Open Space, Millers Barn Golf Course, Rush Green Recreation Ground, Windsor Road Play Area, Windsor Road Playing Field, Alton Park Playing Field and Rush Green Allotments</p> <p>The west of the site is underlain by an area of minor aquifers. Restrictions may be placed on certain SuDS techniques.</p>
		No school has a projected deficit of school places within the next 5 years		
	<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	

	Will it reduce actual crime and the fear of crime?	Decrease	+	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and the increased recreational open space would help to contribute to social cohesion and to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ /+ +	
				Increase
		Will it minimise	Increase	

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be negligible although the development will need to be carefully designed and well screened to reduce impact on the surrounding landscape. However, it is part of the 'open gap' that separates Clacton from Jaywick and there will be some loss of open space land. Proposals include an area of Green Infrastructure and the Local Green Gap would be reinforced by the creation of the new woodland alongside supplementary planting of existing and new hedgerows. This will aid in the enhancement of biodiversity.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	-	The area has a good range of archaeological features from different periods. There is a potential for surviving remains including deeply buried Palaeolithic deposits within the river gravels, and cropmark sites in farmland.	
	Will historic assets be protected or enhanced?	Reduction	O		
		No loss			
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Jaywick STW which does not have the capacity for a development of this size. There will need to be a requirement for investment to upgrade the sewerage infrastructure.	
	Will water quality be maintained or improved?	No reduction	-		
		No reduction			
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	Increase	+ / ++	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
SUMMARY					
The site offers the potential for 90 dwellings. The site is located in the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. There is sufficient capacity in the primary schools in the area although contributions may have to be made for the expansion of local schools.					

However, it is part of the 'open gap' that separates Clacton from Jaywick and there will be some loss of open space land. Proposals include an area of Green Infrastructure and the Local Green Gap would be reinforced by the creation of the new woodland alongside supplementary planting of existing and new hedgerows. This will aid in the enhancement of biodiversity.

The site is not considered to be sustainable.

Site: 1.62 Land at Westcountry House, west of Cherry Tree Avenue, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site has the potential for 11 dwellings and the area proposed for residential development is 1.91ha. The site contains West Country Lodge, a large detached residential property that lies to the west of the site. There are also 3 detached bungalows in the centre of the site. To the south of these bungalows lies a large pond. The curtilages of these bungalows do not form part of the land put forward for development. The site is located in the Coastal Protection Belt (Policy EN3, Adopted Proposals Map 2007) and the Local Green Gap (Policy EN2, Adopted Proposals Map 2007).
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 320m away and the nearest train station is approximately 2.26 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	The Alton Park Junior School is approximately a distance of 960 metres away and could accommodate a development of this size. The Clacton Coastal Academy is approximately 2.25km. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 320m away and the nearest train station is approximately 2.26 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The development is located within the Local Green Gap which consists of agricultural land, a small airfield and a golf course. The site is close to West Road Open Space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing would help to contribute to social cohesion
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
		Will it minimise the risk of flooding to	Increase	0

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development is adjacent to a built up area so the landscape effect would be negligible although the development will need to be carefully designed and well screened to reduce impact on the surrounding landscape. However, it is part of the 'open gap' and Coastal Protection Belt that separates Clacton from Jaywick and there will be some loss of open space land.</p> <p>This development would result in further intrusive encroachment into the Local Green Gap and does not represent a sensible or logical extension of the existing Settlement Development Boundary.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Jaywick STW which does not have the capacity demanded from new development. There will be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 11 dwellings. The site is located in the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. There is sufficient capacity in the primary schools in the area. However, the proposed development is in the Local Green Gap and Coastal Protection Belt and as a development in isolation does not represent a sensible or logical extension of the existing Settlement Development Boundary.</p>				

The site is not considered to be sustainable.

Site: 1.63 Land at Chester Holiday Park, Jaywick Lane Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. Currently in use as a caravan / chalet park located to the rear of residential properties in Jaywick Lane. To the west lies open countryside. Site is located on the edge of the built up area of Clacton. The Council estimate that the site could accommodate some 40 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare but potentially fewer if development included some non-residential uses and/or open space/landscaping.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is located opposite the site and the nearest train station is approximately 4 kilometres. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	Whilst not within the regeneration area of Clacton on Sea, the site does lead to the loss of jobs on land adjacent to the regeneration area and therefore must score low.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-/?	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	--	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	The Alton Park Junior School is close to the site and could accommodate a development of this size. The Clacton Coastal Academy is also close. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	++	The nearest bus stop is located opposite the site and the nearest train station is approximately 4 kilometres. The train

economic benefits of international gateways	car?	Process		station is located too far away to walk, however busses could be used to reach it. Rail connections from the station link with those at Frinton and Walton, Colchester and London Liverpool Street. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. A site of this size could accommodate site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of crime?	Decrease	I		
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	0	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+/-	The development would both promote green space and loose jobs. The mix of housing would help to contribute to social cohesion
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to people and	Increase	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area and previously developed so the landscape effect would be negligible although the development will need to be carefully designed and well screened to reduce impact on the surrounding landscape.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction No loss	O	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Jaywick STW which does not have the capacity demanded from new development. There will be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for some 40 dwellings. The site is located adjacent to the Urban Settlement of Clacton-on-Sea and is highly accessible to services, facilities and public transport. There is sufficient capacity in the primary schools in the area. However, the proposed development is located in a holiday park which would lead to the loss of jobs on an area of land close to the Clacton regeneration area. Due to its location and previously developed character, the site would not be visually intrusive to the open countryside.</p> <p>The site is not considered to be sustainable.</p>				



Site: 1.74 Land off Bluehouse Avenue Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>An area of open space well within the built up area of Clacton. Site is surrounded on all sides by existing residential development with a parade of commercial uses to the east on the opposite side of Bluehouse Avenue.</p> <p>The Council estimate that the site could accommodate some 10 dwellings if based on the density of surrounding development or potential for slightly higher if built in flatted form.</p> <p>The site is undeveloped within a settlement.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	O/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is located opposite the site and the nearest train station is approximately 3.7 kilometres away.</p> <p>As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	Whilst not within the regeneration area of Clacton on Sea, the site does lead to the loss of jobs on land adjacent to the regeneration area and therefore must score low.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	The Alton Park Junior School is close to the site and could accommodate a development of this size. The Clacton Coastal Academy is also close. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	++	The nearest bus stop is located opposite the site and the nearest train station is approximately 2.7 kilometres away.

economic benefits of international gateways	car?	Process		The train station is located too far away to walk, however busses could be used to reach it. Rail connections from the station link with those at Frinton and Walton, Colchester and London Liverpool Street. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of crime?	Decrease	I		
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	O	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease Decrease Improvement in ranking	O	The mix of housing would help to contribute to social cohesion
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and	Increase	O	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Jaywick STW which does not have the capacity demanded from new development. There will be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site is located within Clacton-on-sea; an urban centre within the district, it offers the potential for some 10 dwellings. Due to its location, the site is highly accessible to services, facilities and public transport and would not be visually intrusive to the locality. There is sufficient capacity in the primary schools in the area. Due to its location and previously developed character, the site would not be visually intrusive to the open countryside. There is however, no capacity at the Clacton sewage treatment works; the site is also undeveloped which may provide issues for biodiversity.</p>				

The site is considered to be sustainable.

Site: 1.75 Land south of Clacton Coastal Academy between Jaywick Lane and Rush Green Road, Clacton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Clacton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>Land currently in open agricultural use situated in the open gap between the built up areas of Jaywick and Clacton. The site lies immediately south of Clacton Coastal Academy.</p> <p>The Council estimate that the site could accommodate some 270 dwellings assuming up to 90% of the whole site is developed for housing at a density of 30 dwellings per hectare, which would be compatible with surrounding development, but potentially fewer if development included some commercial or non-residential uses and/or open space/landscaping.</p> <p>The site is located within a Local Green Gap (as defined within the adopted Tendring District Local Plan 2007).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	The nearest bus stop is adjacent to the site and the nearest train station is approximately 4.5 kilometres away. As an 'Urban Settlement' Clacton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The St. Osyth Primary School is relatively close to the site and could accommodate a development of this size. The Clacton Coastal academy is School is adjacent to the. A contribution may have to be required for the proposed expansion of the new Clacton Academy to accommodate housing growth.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits	Will it reduce the need to travel by private	To be determined as part of the District Local Plan	O	The nearest bus stop is located opposite the site to the southwest and the nearest train station is approximately 4.5km away. The site has provision to public transport that

of international gateways	car?	Process		provides accessibility to Colchester which could offer other employment opportunities. Clacton railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Walton-on-the-Naze. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	A Travel Plan should be produced for a site of this size
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The site could accommodate an area of green space
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of crime?	Decrease	I		
	Decrease			

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	0	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The development could provide green space. Development could provide a mix but no facility has been proposed.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to people and properties?	Increase	0

	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being on brownfield land which therefore helps to protect landscape and biodiversity. However ecological surveys will need to be carried out of the site. The area of land is undeveloped.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the St. Osyth STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
<p>The site offers the potential for some 270 dwellings which would include some affordable housing and open green space. The site is located between the urban fringe of Clacton-on-Sea and the settlement of Jaywick. The site adjoins the defined settlement boundary of Jaywick, an 'other' settlement within the district. The site is currently undeveloped agricultural land but would have a neutral impact upon visual amenity due to the location and level of development surrounding the site. It is accessible to services, facilities and public transport. There is sufficient capacity in the primary schools in the area. The site is at small risk of surface water flooding and so may require SuDS</p>				

on site.

The site is considered to be sustainable.

Elmstead Market

Score summary – Elmatead Market

File No:	Site Name:	+	-	I/O/? /NA	Score
7.6	land north and west of Meadow Close Elmstead Market	14	4	17	+ 10
7.7	land west of School Road Elmstead Market	17	7	14	+ 10
7.8	land west of Church Road Elmstead Market	21	5	14	+ 16
7.9	land south of Bromley Road Elmstead Market	11	5	18	+ 6
7.10	land south of Bottles Hall Colchester Road Elmstead Market	10	8	17	+ 2
7.24	land west of Church Road Elmstead Market	13	5	16	+ 8
7.27	land at Grove Farm School Road Elmstead Market	12	15	13	- 3
7.34	land west of Church Road Elmstead Market	17	5	14	+ 12

Site: 7.6 land north and west of Meadow Close Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Open agricultural land on the edge of the built up area of Elmstead Market. To the east and south lies existing residential development, to the west and north lies further open agricultural land.</p> <p>The Council estimates that the site could accommodate 50 dwellings at a density of 20 dwellings per hectare based on the character and density of surrounding development and the development of 90% of the site for housing. Scheme could also include community facilities which might reduce the area that could be developed for housing.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The proposal site is adjacent to a key rural service centre.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	+	The nearest bus stop is located on Colchester Road some 160m from the proposal site.

economic benefits of international gateways	car?				
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		+	
	Will it reduce actual crime and the fear of crime?	Decrease		I	
		Decrease			
Will it reduce	0			0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The proposal site has potential to provide green infrastructure. Site could accommodate a mix of dwelling types.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has potential for green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible	Increase	+	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>There are no heritage assets within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington

use of natural resources	minimise waste and increase rates of reuse and recycling?			STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This development site, located adjacent to the boundary of a key rural service centre could provide 50 dwellings and community facilities. This Greenfield site could provide affordable housing and green infrastructure. The site is relatively well served by public transport. The site is considered to be sustainable.				

Site: 7.7 land west of School Road Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>A square Greenfield site, currently open agricultural land, on the edge of the built up area of Elmstead Market. Bounded to the west and north by residential development and to the east by School Road. To the south lies further open agricultural land.</p> <p>Whilst the promoter estimates that the site could accommodate between 20 and 30 dwellings, the Council estimates that the site could accommodate 50 dwellings at a density of 25 dwellings per hectare (based on the character and density of surrounding development) and the development of 2 ha (30%) of the site for housing. The remaining area could provide a new employment area and 3 ha of open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The proposal site is adjacent to a key rural service centre.</p> <p>The submitted site could accommodate an area of employment which could create between 1 and 99 new jobs in the district.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	+	The nearest bus stop is located on Colchester Road some 160m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	-	
				<p>The site accommodates an area of strategic open space to the south.</p> <p>A small area of contamination is located to the northeast of the site.</p>

	pollution (including air, water, soil, noise, vibration and light)?	No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The proposal site has potential to provide green infrastructure and jobs. Site could accommodate a mix of dwelling types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has promotes green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible	Increase	++	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>Site is adjoined to a number of listed buildings.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	--	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This development site is located to the south of a key rural service centre and could accommodate some 50 dwellings, open space and some area for employment. The site is relatively well served by public transport and has the potential to provide affordable housing. Whilst the site is on Greenfield land the visual impact could be mitigated against due to the location of the development adjacent to the settlement. The site is however close to a number of listed buildings and suffers from contamination.</p> <p>The site is considered to be sustainable.</p>				

Site: 7.8 land west of Church Road Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	A rectangular Greenfield site, currently open agricultural land, close to the edge of the built-up area of Elmstead Market. To the west lies Elmstead Primary School and to the south is an area of recreational open space (and cricket ground). Beyond this is residential development. To the north, west and east lies open agricultural land.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	The promoter estimates that 192 dwellings could be accommodated on this site inline with the guidance of Planning Policy Statement 3 (Housing).
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	Whilst it is recognised that this guidance no longer exists, the Council estimates that the site could more comfortably accommodate 117 dwellings at a density of 20 dwellings per hectare based on the character and density of surrounding development and the development of 90% of the site for housing.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The proposal site is adjacent to a key rural service centre. No jobs are specifically created as part of this proposal.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	+	The promotion incorporates the expansion of education facilities are proposed.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the District	+	The nearest bus stop is located on Clacton Road some 480m from the proposal site.

capturing the economic benefits of international gateways	travel by private car?	Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	<p>Promoter is recommending the expansion of the adjacent school as well as the introduction of a healthcare facility.</p> <p>Promoter is providing site specific open space.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	0	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The proposal site has potential to provide green infrastructure and healthcare facilities. Site could accommodate a mix of dwelling types and new community facilities.
		Decrease		
Improvement in ranking	++			
Will it promote social cohesion?		Community facility provided or improved		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has promotes green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of	Increase	++	

	accessible green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on Greenfield land. Whilst site does adjoin the development boundary at a point to the east, it is considered that the majority of the site is located in the open countryside allowing for a lower score. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				

9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p> <p>This site to the north and partly adjoining the edge of the key rural service centre could accommodate more than 100 dwellings. A site of this size could accommodate affordable housing and green infrastructure. The site is also relatively well served by sustainable public transport and could contribute toward community facilities, healthcare and education.</p> <p>The site is considered to be sustainable.</p>				

Site: 7.9 land south of Bromley Road Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Site located on the edge of the built-up area of Elmstead Market. Northern part, fronting Bromley Road is open grassland. Southern part extends into some of the rear gardens of residential properties fronting Clacton Road.</p> <p>The Council estimates that the site could accommodate 10 dwellings.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The proposal site is adjacent to a key rural service centre.</p> <p>No jobs are specifically created as part of this proposal.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The promotion incorporates the expansion of education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	+	The nearest bus stop is located on Clacton Road some 480m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site could accommodate a mix of housing.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site promotes green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on greenfield land. Whilst the site does adjoin the development boundary at its western edge, it is considered that the majority of the site is located in the open countryside allowing for a lower score. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington

use of natural resources	minimise waste and increase rates of reuse and recycling?			STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This area of backland development sits behind properties which front Clacton Road. This undeveloped site adjoins the development boundary of a key rural service centre. The promotion incorporates the expansion of an education facility and has some links with sustainable transport facilities. The site could accommodate some 10 dwellings, including affordable housing and green infrastructure. The site is not considered to be sustainable.				

Site: 7.10 land south of Bottles Hall Colchester Road Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Open greenfield site currently in agricultural use, located away from the main built-up area of Elmstead Market but surrounded by a number of commercial units, farm buildings and residential properties. Bottles Hall breakers' yard lies to the north, on the opposite side of Clacton Road. To the south lies Beth Chatto Gardens and nursery. The narrow track which is the main vehicular access into this forms the western boundary of the site.</p> <p>The Council estimates that the site could accommodate 10 dwellings if only the strip along Clacton Road is developed for housing or up to 80 dwellings at a density of 17 dwellings per hectare if 90% of the site is developed for housing.</p> <p>The Council consider that 10 dwelling along Colchester Road would be more in character than to develop the entire site for housing. The promotion is therefore assessed on this basis.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to	To be determined as part of the District Local Plan Process	-	The proposal site is located in the open countryside however there are opportunities to use sustainable public

	centres of population?			transport. No jobs are specifically created as part of this proposal.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Clacton Road some 320m from the proposal site.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	The site could accommodate an area of site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site could accommodate a mix of housing.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has potential to provide green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide	Increase	+	

	areas of accessible green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on greenfield land. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be	Reduction	O	

	protected or enhanced?	No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p> <p>This undeveloped site is located in the open countryside with only limited access to sustainable public transport. The site could however accommodate 10 dwellings including affordable homes and an area of open space. Due to its remote location the site will be visually prominent in the landscape.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.24 land west of Church Road Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>A narrow, rectangular greenfield site, currently open agricultural land, close to the edge of the built-up area of Elmstead Market. To the west lies Elmstead Primary School and to the south is an area of recreational open space (and cricket ground). Beyond this is residential development. To the north lies open agricultural land.</p> <p>The Council estimates that the site could accommodate 5 dwellings with a community centre, parking and open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The proposal site is adjacent to a key rural service centre.</p> <p>No jobs are specifically created as part of this proposal.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The promotion incorporates the expansion of education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	+	The nearest bus stop is located on Clacton Road some 480m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Promoter is recommending the expansion of the adjacent school. Promoter is providing site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The proposal site has potential to provide green infrastructure. Site could accommodate a new community facilities, but no mix.
		Decrease		
Improvement in ranking				
Will it promote social cohesion?	Community facility provided or improved	+		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has promotes green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
Does it provide areas of accessible	Increase	+		

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on greenfield land. Whilst site does adjoin the development boundary at a point to the east, it is considered that the majority of the site is located in the open countryside allowing for a lower score. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington

use of natural resources	minimise waste and increase rates of reuse and recycling?			STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				

SUMMARY
General Evaluation

This undeveloped site is located adjacent to the edge of a key rural service centre to the north of Elmstead. With an estimated capacity of some 5 dwelling, the site is too small to allow any affordable homes. The site could however accommodate a new community facility and the developer is promoting the expansion of the nearby school. The site could also accommodate communal public open space. The site has some links with sustainable public transport but loose some points due to its visually prominent location.

The site is not considered to be sustainable.

Site: 7.27 land at Grove Farm School Road Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Large area of farmland situated to the south of Elmstead Market, beyond which lies further open countryside. The site is situated immediately south of the Market Field School and east of School Road, which links Elmstead market to Alresford to the south.</p> <p>The Council estimates that the site could accommodate 470 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare but potentially fewer if development included some commercial or non-residential uses and/or open space/landscaping.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The proposal site is located in the open countryside however there are opportunities to use sustainable public transport. Whilst it is recognised that the site under promotion is close to the southern edge of the development boundary of Elmstead Market, it does not adjoin it and</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	therefore must score low. No jobs are specifically created as part of this proposal.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Clacton Road some 160m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	The site could accommodate an area of site specific open space. A small area of contamination is located to the northeast of the site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	-	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site could accommodate a mix of housing.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has potential to provide green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	+	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	<p>The site adjoins an ancient Woodland and a County Wildlife Site.</p> <p>Site is located on greenfield land.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	--	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington

use of natural resources	minimise waste and increase rates of reuse and recycling?			STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This large undeveloped site is located adjacent to the development boundary of a key rural service centre. A site of this size could accommodate more than 400 dwellings which would include affordable housing, the site could also accommodate some green infrastructure. The promotion site has some links to sustainable public transport. There is however an area of contamination on the land, a county wildlife site and an ancient woodland adjoin the site. No specific community facilities, improvement in education or healthcare have been put forward.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.34 land west of Church Road Elmstead Market

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Elmstead Market is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>An irregular greenfield site, currently open agricultural land, close to the edge of the built-up area of Elmstead Market. To the west lies Elmstead Primary School and to the south is an area of recreational open space (and cricket ground). Beyond this is residential development. To the north, west and east lies open agricultural land.</p> <p>The promoter estimates that some 20 dwellings could be accommodated on this site inline with the guidance of Planning Policy Statement 3 (Housing).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The proposal site is adjacent to a key rural service centre.</p> <p>No jobs are specifically created as part of this proposal.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The promotion incorporates the expansion of education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	+	The nearest bus stop is located on Clacton Road some 480m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Promoter is recommending the expansion of the adjacent school however no mention is given to any promotion of a healthcare facility. Promoter is providing site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The proposal site has potential to provide green infrastructure. Site could accommodate a mix of dwelling types and new community facilities.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has promotes green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible	Increase	++	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on greenfield land. Whilst site does adjoin the development boundary at a point to the east, it is considered that the majority of the site is located in the open countryside allowing for a lower score. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	Alresford and Elmstead Market are served by Thorrington

use of natural resources	minimise waste and increase rates of reuse and recycling?			STW, which is comparatively new. Some development at these locations might be accommodated within existing STW capacity or require expansion. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p> <p>This undeveloped site is located adjacent to the edge of a key rural service centre to the north of Elmstead. With an estimated capacity of some 20 dwelling, the site could allow affordable homes. The site could however accommodate a new community facility and the developer is promoting the expansion of the nearby school. The site could also accommodate communal public open space. The site has some links with sustainable public transport but loose some points due to its visually prominent location.</p> <p>The site is considered to be sustainable.</p>				

Frating

Score summary – Frating

File No:	Site Name:	+	-	I/O/? /NA	Score
7.15	Land north of Tokely Road	12	5	18	+ 7
7.16	Land at <arks Farm Frating Road Great Bromley	14	3	18	+ 11
7.17	Land opposite Holly Farm Main Road Frating	5	3	25	+ 2
7.23	Land at Holly Farm Clacton Road Frating	5	8	21	- 3

Site: 7.15 Land North of Tokley Road Frating

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Rectangular greenfield site currently in agricultural use, located on the edge of the built-up area of Frating. To the west and south is existing residential development and to the east is commercial development. To the north lies further open agricultural land.</p> <p>The Council estimates that the site could accommodate some 50 dwellings at a density of 20 dwellings per hectare based on the character and density of surrounding development and the development of 90% of the site for housing the remaining area would be left as open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is located on Main Road some 480m

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		from the above mentioned access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	The site is large enough to provide new site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The site is large enough to provide green infrastructure. The site is large enough to provide a mix of dwelling types but with no proposal for a community facility
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site provides green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is classed as Greenfield.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>The promotion site is not located close to any heritage assets.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This rectangular undeveloped site could accommodate some 50 dwellings which would incorporate affordable housing. The site is adjacent to the development boundary of Frating; an 'other' settlement in the district. Its remote location however allows for visual intrusion into the undeveloped countryside. The site benefits from some access to sustainable public transport and a level of green infrastructure.				

The site is not considered to be sustainable.

Site: 7.16 Land at Marks Farm Frating Road Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The site currently contains a single dwelling house, business offices converted from former stables and storage use.</p> <p>The remainder of the site is greenfield land in agricultural use. Surrounded in the main by open countryside the east of the site abuts the B1029 and a number of residential dwellings.</p> <p>The Council estimator that the promotion site could accommodate some 60 dwellings on 3ha of the land at a density of 20 dwellings per hectare as part of a mixed-use development including commercial units.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	The site could accommodate employment within the district however no specific numbers have been indicated.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	?	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+ / ++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is located on Harwich Road some

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		480m from the above mentioned access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+ / ++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The site is large enough to provide green infrastructure and jobs. The site is large enough to provide a mix of dwelling types and a community facility
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The score for the CfSH level will depend upon the date of construction. The site provides green infrastructure.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is classed as predominantly Greenfield.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>The promotion site is not located close to any heritage assets.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This predominantly undeveloped site is located adjacent to an 'other' settlement. The site could accommodate some 60 dwellings, affordable housing, green space, a community facility and jobs, the number of which is unknown. The site has some access to public transport but due to its relatively remote location, there will be some visual intrusion into the countryside.				

The site is not considered to be sustainable.

Site: 7.17 Land opposite Holly Farm Main Road Frating

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>An irregular shaped greenfield site in agricultural use located on the edge of the built-up area of Frating. To the east lies existing residential development and to the south, on the opposite side of the road, lies Holly Farm. To the west and north lies further open agricultural land.</p> <p>Whilst the promoter considers the site could accommodate 78 dwellings inline with PPS3, the Council consider that this would not reflect the character of the surrounding area.</p> <p>The Council estimates that the site could accommodate some 7 dwellings (if only the strip along Clacton Road is developed for housing or up to 38 dwellings at a density of 16 dwellings per hectare if 90% of the site is developed for housing.</p> <p>This study shall work on the assumption of 7 dwellings as it most suitably reflects the local character.</p> <p>The number of dwellings on site is too small to accommodate any affordable housing.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+ / ++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined	0	

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process		The nearest bus stop is located on Main Road some 160m from the above mentioned access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site could not accommodate a mix of dwelling types or allow for a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise	Increase	O	

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is classed as predominantly Greenfield. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape	No loss of land	-	

	quality be maintained?	with high sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This irregular shaped site is located to the west of Frating, adjoining this 'other' settlement. The predominantly undeveloped site could				

accommodate some 7 dwellings. The small nature of the site prevents other benefits such as green infrastructure, affordable housing, education, healthcare or community facilities. The site does however benefit from some links to sustainable transport.

The site is not considered to be sustainable.

Site: 7.23 Land at Holly Farm Clacton Road Frating

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Site fronting Frating Road which adjoins the original farmhouse and which is partly hard-standing surface containing a variety of redundant agricultural buildings.</p> <p>The Council estimates that the site could accommodate 8 dwellings along the strip of land that fronts Clacton Road at a density compatible with the density and character of surrounding development.</p> <p>The number of dwellings on site is too small to accommodate any affordable housing.</p> <p>Whilst it is recognised that the proposal site is close to the defined settlement limit of Frating, it does not adjoin it and must therefore score accordingly. It is also considered that whilst some little agricultural development exists on site the majority of the site is undeveloped.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+ / ++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is located on Main Road some 160m

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		from the above mentioned access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	An area of contaminated land is located just to the northeast of the site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site could not accommodate a mix of dwelling types or allow for a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is classed as predominantly Greenfield.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>A listed building known as 'Forge Cottage' is located to the east of the proposal site. The impact on this building is not known.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This irregular shaped site is located to the southwest of Frating, an 'other' settlement. The site does not adjoin the settlement is must be treated as a remote site in the countryside in planning terms. This predominantly undeveloped site could accommodate some 8 dwellings. The small nature of the site prevents other benefits such as green infrastructure, affordable housing, education, healthcare or community				

facilities. The site does however benefit from some links to sustainable transport. There is a listed building close to the proposal site but it is unclear on the effect such a modest development would have on this heritage asset.

The site is not considered to be sustainable.

Frinton & Walton

Score summary – Frinton and Walton

File No:	Site Name:	+	-	I/O/? /NA	Score
2.1	Allotment Site, Butchers Lane, Walton-on-the-Naze	18	5	14	+ 13
2.2	Martello Caravan Park, Walton Road, Walton-on-the-Naze	31	6	8	+ 25
2.3	Land off First Avenue, Frinton-on-Sea.	16	5	16	+ 11
2.4	Land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea	21	5	14	+ 16
2.5	Land behind 22-64 Frinton Road, Kirby Cross	15	5	16	+ 10
2.6	Land east of Halstead Road, Kirby Cross	25	7	11	+ 18
2.7	130 Thorpe Road, Kirby Cross	12	7	18	+ 5
2.8	Land between 180 and 182 Thorpe Road, Kirby Cross	12	8	17	+ 4
2.9	Titchmarsh Marina, Coles Lane, Walton-on the Naze	10	11	17	- 1
2.10	Land west of Turpins Farm, Kirby Cross	16	6	14	+10
2.22	Land around Chatsworth Farm, Thorpe Road, Kirby Cross	6	10	21	- 4
2.23	Land at the Old Gravel Pit, Kirby Cross	6	13	19	- 7
2.24	Walton Mere, Walton-on-the-Naze	31	11	6	+ 20
2.25	SouthCliffe Trailer Park, Woodberry Way, Walton-on-the-Naze	21	8	11	+ 13
2.32	Land at 'Parkside' 80 Halstead Road Kirby Cross	9	4	21	+ 4
2.36	Land north of Lowe Chase, Walton-on-the-Naze	18	9	11	+ 9
2.37	Land at the farm, Kirby Road, Walton-on-the-Naze	23	4	12	+ 19

Site: 2.1 Allotment Site, Butchers Lane, Walton-on-the-Naze

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Walton-on-the-Naze is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is within the urban area of Walton-on-the-Naze and is currently open vacant land that was previously used as allotments and is still designated as an allotment site in the Local Plan (Policy COM9, Adopted Proposals Map 2007). The site is untidy and overgrown with dense vegetation. The site is surrounded by existing residential development. The site area is 0.38 ha and has the capacity for 20 dwellings in flatted form.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 143m away and the nearest train station is approximately 965 metres away. As an 'Urban Settlement' Walton-on-the-Naze provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O / +	The proposal also considers the possibility of the site being developed for Care Home purposes. This development could aid in the regeneration of Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Hamford Primary School and Walton Primary School are both approximately a distance of 1.2 kilometres away. The Tendring Technology College is approximately 1.6km. Contributions may have to be made for the expansion of local schools in the area.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 143m away and the nearest train station is approximately 965 metres away. The

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Walton-on-the-Naze railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O / +	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The site is close to Clays Road Allotments, Walton Allotments, Walton Cemetery and a small children's play area lies to the west.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	The site is on a designated Allotment site (Policy COM9, Adopted Proposals Map 2007). An alternative location for the allotments must be secured or it must be proven that there is no longer a need for this site before development can be brought forward on this site.
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing would help to contribute to social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.</p> <p>The site is located in Flood Zone 1 although the south eastern corner is at risk of surface water flooding.</p> <p>The site is close to the EWT Essex Living Landscapes Hamford Water.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O / -	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	<p>The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being within the urban which therefore helps to protect landscape and biodiversity.</p> <p>The development is within a built up area so the landscape effect would be negligible although the development will need to be carefully designed</p> <p>However, the site is allocated as an Allotment Site and there would need to be evidence provided that there is no longer a need for this use on the site.</p> <p>An ecological survey will be required on this site.</p> <p>Walton is an Environmentally Sensitive Area with Hamford</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O		Water located to the west which is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), a Ramsar site and a National Nature Reserve (NNR). This site is unlikely to directly affect them but an increase in population within the town will increase visitor disturbance to these sites.
		No loss			
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?		This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	+		
		No reduction			
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +		
Increase					
SUMMARY					
The site offers the potential for 20 dwellings. The site is located in the Urban Settlement of Walton-on-the-Naze and is highly accessible to services, facilities and public transport. A contribution may have to be made to the expansion of local schools in the area. The site is currently a designated Allotment site (Policy COM9, Adopted Proposals Map 2007). An alternative location for the allotments must be secured or it must be proven that there is no longer a need for this site before development can be brought forward on this site.					

The site is considered to be sustainable.

Site: 2.2 Martello Caravan Park, Walton Road, Walton-on-the-Naze

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Walton-on-the-Naze is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is adjacent to the Settlement Development Boundary of Walton-on-the-Naze and to an urban regeneration area (Policy QL6, Adopted Proposals Map 2007). It is adjacent to the Coastal Protection Belt (Policy EN3, Adopted Proposals Map 2007) and is designated as a protected Caravan and Chalet Park (Policy ER18, Adopted Proposals Map 2007). The site area is 13.13 ha and has the capacity for 250 dwellings as part of a wider mixed use development, including retail, medical centre and other facilities and open space.</p> <p>It is currently a holiday park containing 500 static caravans and associated leisure facilities. The southern part of the site contains undeveloped but low-lying grassland and there is a Scheduled Ancient Monument in the centre of the site.</p> <p>The site has been identified as an 'Opportunity Site' in the Walton-on-the-Naze Regeneration Framework.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 50m away and the nearest train station is approximately 643 metres away.</p> <p>As an 'Urban Settlement' Walton-on-the-Naze provides a</p>

	population?			number of employment opportunities.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	<p>The proposal includes about 5,000 sq ft of retail space, 50 holiday homes and a 20+ bedroom hotel. As the site is currently a holiday park it is important to retain a tourism element within the mix of uses within the site.</p> <p>This development could aid in the regeneration of Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	++	
	Will it enhance the vitality and viability of town centres?	100%	+	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
	Will levels of educational attainment improve?	Increase on the last published figure	+	
3. Improve the skills base through increased learning opportunities for all		Decrease on the last published figure		
				The Hamford Primary School is approximately 1.6 kilometres away and Walton Primary School is approximately a distance of 965 metres away. The Tendring Technology College is approximately 1.77km. Contributions may have to be made for the expansion of local schools in the area.

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 50m away and the nearest train station is approximately 643 metres away.</p> <p>The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Walton-on-the-Naze railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs.</p> <p>A Travel Plan should be produced for a site of this size</p>
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.</p> <p>There is a small section of contamination in the eastern part of the site.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The mix of housing, mixed-use facilities, job and open space would help to contribute to social cohesion, health and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The site is located in Flood Zone 1 with the southern, eastern and northern parts of the site affected by flood zones 2 and 3. The south part of the site is at risk of surface water flooding. This development must demonstrate that it reduces the overall risk from flooding and does not increase the risk elsewhere.
		Increase		
	Will it minimise	Increase		The site is adjacent to the EWT Essex Living Landscapes

	the risk of flooding to people and properties?		O / - -	Hamford Water.
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being within the urban which therefore helps to protect landscape and biodiversity. The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views over Hamford Water. Walton is an Environmentally Sensitive Area with Hamford Water located to the west which is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), a Ramsar site and a National Nature Reserve (NNR). This site is unlikely to directly affect them but an
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	I	<p>increase in population within the town will increase visitor disturbance to these sites.</p> <p>The holiday park is close to the Walton Mere Local Wildlife site (LoWS) (27.3ha). This site consists of an area of saltmarsh to the northwest and a silting boating lake with developing saltmarsh flora, dominated by Common Cord Grass (<i>Spartina angelica</i>). This site forms a natural extension to the SSSI habitats but due to its location is subject to too much disturbance and therefore does not qualify for SSSI status. The site also provides a useful sheltered roosting and resting site for coastal wildfowl and waders.</p> <p>In the centre of the site is the scheduled ancient monument, the Martello tower. The Martello Tower could be renovated to become a landmark building. This could create a focal point for views both in and out of the development and be the heart of the residential development with an attractive public open space around it.</p>
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	+ / ++		

		2016.		
		Increase		
SUMMARY				
<p>The site offers the potential for 250 dwellings. The site is located adjacent to the Urban Settlement of Walton-on-the-Naze and is highly accessible to services, facilities and public transport. A contribution may have to be made to the expansion of local schools in the area. The site is currently a designated Caravan and Chalet Park (Policy ER18, Adopted Proposals Map 2007). The majority of the site is located in Flood Zone 1 with a proportion of the site being located in flood zones 2 and 3. This development must demonstrate that it reduces the overall flood risk and does not increase the flood risk elsewhere. The site is close to protected wildlife sites but is considered not to have a direct effect on them with the exception of an increase in visitor numbers. The site has been identified in the Walton-on-the-Naze Regeneration Framework as an 'Opportunity Site' and as such could provide the catalyst needed for the regeneration of Walton.</p> <p>The site is considered to be sustainable.</p>				

Site: 2.3 Land off First Avenue, Frinton-on-Sea.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Frinton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is adjacent to the Settlement Development Boundary of Frinton-on-Sea and is within the Coastal Protection Belt (Policy EN3, Adopted Proposals Map 2007) and the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separate Frinton-on-Sea from Great Holland and Clacton-on-Sea. The site area is 2.97 ha and has the capacity for 15 dwellings. It is currently open vacant greenfield land with Frinton Cricket Club to the west and allotments to the north. A track that provides vehicular access to the Cricket Club bisects the site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 643m away and the nearest train station is approximately 800 metres away.</p> <p>As an 'Urban Settlement' Frinton-on-Sea provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Frinton-on-Sea Primary School is approximately 4.8 kilometres away. The Tendring Technology College is approximately 1.77km. Contributions may have to be made for the expansion of local schools in the area.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 643m away and the nearest train station is approximately 800 metres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Frinton-on-Sea railway station also provides connections to London Liverpool Street and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
Will it promote development of the ports?	Increase	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O / +	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The owner has stated that land to the west could be taken into consideration for open space or a new sport's area.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease	Decrease		

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
				Increase
	Will it minimise the risk of flooding to	Increase	O / - -	The site is located in Flood Zone 1 a small section of the south western corner in flood zones 2 and 3. A section that bisects the site in the southern half of the site is prone to surface water flooding. This development must demonstrate that it reduces the overall risk from flooding and does not increase the risk elsewhere.

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development is adjacent to a built-up area and the impact on landscape would be minimal as the development is self-contained and well-screened. Although, the development would have to be built sympathetically and with consideration to reduce the impact of the development from being seen over long distances. With this taken into consideration the development should have no more impact than the existing development to the south.</p> <p>The southern section of the site is within the Frinton-on-Sea Conservation Area (Policy EN17, Adopted Proposals Map 2007).</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 15 dwellings. The site is located adjacent to the Urban Settlement of Frinton-on-Sea and is highly accessible to services, facilities and public transport. A contribution may have to be made to the expansion of local schools in the area. The site is within the Coastal Protection Belt (Policy EN3, Adopted Proposals Map 2007), the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) and the southern section is within the Frinton-on-Sea Conservation Area (Policy EN17, Adopted Proposals Map 2007). The majority of the site is located in Flood Zone 1 with a small section to the south west located in flood zones 2 and 3. The</p>				

development must demonstrate that it reduces the overall flood risk and does not increase the flood risk elsewhere. Although the development is on Frinton's Coastal Slopes which should be taken into consideration in the design of the development, it will have a relatively slight adverse impact on the landscape due in it's relation to the existing built up area. It does represent a logical extension to the Settlement Development Boundary.

The site is considered to be sustainable.

Site: 2.4 Land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Frinton-on-Sea is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is adjacent to the Settlement Development Boundary of Frinton-on-Sea. The site is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007). The site area is 11.65 ha and has the capacity for 240 dwellings. The site has proposals to for community facilities, open space, SuDS drainage and pedestrian and cycleway links.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 400m away and the nearest train station is approximately 1.2 kilometres away.</p> <p>As an 'Urban Settlement' Frinton-on-Sea provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Hamford Primary School is located directly to the south of the site. The Tendring Technology College is approximately 640 metres. Contributions will be made for the expansion of local schools in the area and to expand early years and childcare capacity
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 400m away and the nearest train station is approximately 1.2 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Frinton-on-Sea railway station also provides connections to London Liverpool Street, Walton-on-the Naze and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. Of the 11.65 ha, 3.5ha is being proposed for Open Space. This will consist of an open linear space to the north of the site. The proposal also suggests that a further piece of land to the west could be offered as additional open space. On the southern boundary of the site, a public footpath could offer a link to extend the Edenside walkway and new pedestrian and cycle networks would provide links in connecting the development to the school, footpaths and public transport.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The site is located in Flood Zone 1. There is a small section to the north-west of the site that is prone to surface water flooding. There is an opportunity of providing SuDS drainage to the north of the site and this would consist of the provision of wetlands and balancing ponds. These wetlands provide an opportunity to provide valuable habitat and amenity value.
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			The site is adjacent to the EWT Essex Living Landscapes Hamford Water.
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Although the development is adjacent to a built up area, it will need to be carefully designed and consider the views over Hamford Water. The existing hedgerows and trees should be retained to maintain a structure to the site and to minimise the impact of the development on the surrounding countryside. The impact of this development on the Hamford Coastal Slopes would be reduced by enduring that the northern part of the site is provided as a green buffer to reduce the effect of the development from the surrounding landscape. This area has good potential for below ground archaeological deposits and is sensitive to change.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 240 dwellings. The site is located adjacent to the Urban Settlement of Frinton-on-Sea and is has good accessibility to services, facilities and public transport. A contribution should be made to the expansion of local schools in the area. Although the site is in the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) it would not reduce the minimum width of the Local Green Gap. The provision of a green buffer and open space to the north of the site would minimise the impact of the development from the surrounding landscape and the views from Hamford Water. The majority of the site is located in Flood Zone 1 with a small section</p>				

to the north-west prone to surface water flooding.

The site is considered to be sustainable.

Site: 2.5 Land behind 22-64 Frinton Road, Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Kirby Cross is classified as an 'Urban Settlement' as it is included in the area of Frinton and Walton. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is adjacent to the Settlement Development Boundary of Kirby Cross and to the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken. The site area is 1.86 ha and has the capacity for 40 dwellings
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	- / +	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 67m away and the nearest train station is approximately 643 metres away. As an 'Urban Settlement' Frinton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O	The Kirby Cross Primary School is approximately 480 metres away. The Tendring Technology College is approximately 2.2km. Contributions may have to be made for the expansion of local schools in the area.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 67m away and the nearest train station is approximately 643 metres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Kirby Cross railway station also provides connections to London Liverpool Street, Frinton-on-Sea, Walton-on-the Naze and Clacton-on-Sea. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The site is located in Flood Zone 1 with a small section in the south-eastern corner affected by surface water flooding
		Increase		Part of the site is underlain by minor aquifers. SuDS may be required on the site.
		Will it minimise the risk of flooding to	Increase	0

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		O
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		I
	Will environmentally protected sites be protected or enhanced?	No net loss		O
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process		-
	Will landscape quality be maintained?	No loss of land with high sensitivity value		-
	<p>The development would result in the encroachment of the Local Green gap and would result in the loss of green field land. Due to the nature of the land, the development has the potential to be seen from long distances from the north.</p> <p>The site does not represent a logical extension to the existing settlement and would introduce housing into an area of residential gardens which could contain ecological value.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change.</p>			

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY				
<p>The site offers the potential for 40 dwellings. The site is located adjacent to the Urban Settlement of Kirby Cross. A contribution may have to be made to the expansion of local schools in the area. The site is adjacent to the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken. The majority of the site is located in Flood Zone 1 with a small section to the south east prone to Surface Water flooding. SuDS may be required on the site. The site does not represent a logical extension to the settlement and there are access issues onto the site.</p>				

The site is not considered to be sustainable.

Site: 2.6 Land east of Halstead Road, Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Kirby Cross is classified as an 'Urban Settlement' as it is included in the area of Frinton and Walton. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is adjacent to the Settlement Development Boundary of Kirby Cross and is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken.</p> <p>The site area is approximately 30 ha and has the capacity for 240 dwellings based on 13.5ha of the site for housing and the remainder for employment (5ha) and public open space (11.5ha).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 100m away and the nearest train station is approximately 800 metres away.</p> <p>As an 'Urban Settlement' Frinton-on-Sea provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	The proposal includes 5ha of employment land.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Kirby Primary School is approximately 320 metres away and the Tendring Technology College is approximately 3km away. Contributions may have to be made for the expansion of local schools in the area.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 100m away and the nearest train station is approximately 800 metres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Kirby Cross railway station also provides connections to London Liverpool Street, Frinton-on-Sea, Walton-on-the-Naze and Clacton-on-Sea. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O / +	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. There are a couple of small areas of contaminated land within the site The proposal offers a green buffer encircling the site of 11.5 ha therefore retaining a substantial green gap between Kirby Cross and Kirby-le-Soken.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The mix of housing, mixed-use facilities, jobs and open space would help to contribute to social cohesion, health and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings. The site is located in Flood Zone 1 with a small strip of land near to the centre of the site prone to surface water flooding. Part of the site is underlain by minor aquifers. SuDS may be required on the site.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development would result in the encroachment of the Local Green gap and would result in the loss of green field land. Due to the nature of the land, the development has the potential to be seen from long distances from the north.</p> <p>The 11.5ha green buffer allows for the opportunity to provide adequate screening to reduce the visual impact of the development from the surrounding countryside. The development could be restricted to the southern part which could therefore 'round off' the settlement edge.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change.</p> <p>To the west of the site are the Grade II listed buildings of</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

				Penfold Cottages 35, 37 and 39.
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 240 dwellings based on 13.5ha of the site for housing and the remainder for employment (5ha) and public open space (11.5ha). The site is located adjacent to the Urban Settlement of Kirby Cross. A contribution may have to be made to the expansion of local schools in the area. The site is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken. The majority of the site is located in Flood Zone 1. Although the site is within the Local Green Gap, the 11.5ha green buffer allows for the opportunity to provide adequate screening to reduce the visual impact of the site.</p>				

The site is considered to be sustainable.

Site: 2.7 130 Thorpe Road, Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Kirby Cross is classified as an 'Urban Settlement' as it is included in the area of Frinton and Walton. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is adjacent to the Settlement Development Boundary of Kirby Cross and is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken. The site area is 0.11 ha and has the capacity for 2 dwellings.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 40m away and the nearest train station is approximately 640 metres away. As an 'Urban Settlement' Frinton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O	The Kirby Primary School is approximately 960 metres away. The Tendring Technology College is approximately 3.3km. Contributions may have to be made for the expansion of local schools in the area.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 40m away and the nearest train station is approximately 640 metres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Kirby Cross railway station also provides connections to London Liverpool Street, Frinton-on-Sea, Walton-on-the-Naze and Clacton-on-Sea.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The contribution to open space would help to contribute to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. The site is located in Flood Zone 1 and the majority of the site is prone to surface water flooding.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		O
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		I
	Will environmentally protected sites be protected or enhanced?	No net loss		O
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process		--
	Will landscape quality be maintained?	No loss of land with high sensitivity value		-
<p>The development would result in the encroachment of the Local Green Gap and would result in the loss of green field land. The development could affect the settlement pattern of this area.</p> <p>The site would introduce housing into an area of residential gardens which could contain ecological value.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change.</p> <p>The site is close to Grade II listed Mill House.</p>				

	Will historic assets be protected or enhanced?	Reduction		
		No loss	-	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
SUMMARY				
<p>The site offers the potential for 2 dwellings. The site is located adjacent to the Urban Settlement of Kirby Cross and is accessible to services, facilities and public transport. A contribution may have to be made to the expansion of local schools in the area. The site is located within the Local Green Gap that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken. The site would introduce housing into an area of residential gardens which could contain ecological value. The site is located in Flood Zone 1 and the majority of the site is prone to surface water flooding. The development could affect the settlement pattern of this area.</p>				

The site is not considered to be sustainable.

Site: 2.8 Land between 180 and 182 Thorpe Road, Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Kirby Cross is classified as an 'Urban Settlement' as it is included in the area of Frinton and Walton. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is close to the Settlement Development Boundary of Kirby Cross and is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken. The site area is 0.35 ha and has the capacity for 6 dwellings. This area forms a gap between properties 180 and 182 Thorpe Road and consists of undeveloped grassland with agricultural land to the rear.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 58m away and the nearest train station is approximately 1.2 kilometres away. As an 'Urban Settlement' Frinton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Kirby Primary School is approximately 1.6 kilometres away. The Tendring Technology College is approximately 4km. Contributions may have to be made for the expansion of local schools in the area.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 58m away and the nearest train station is approximately 1.2 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Kirby Cross railway station also provides connections to London Liverpool Street, Frinton-on-Sea, Walton-on-the-Naze and Clacton-on-Sea.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. There is a small section of contamination in the western part of the site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The contribution to open space would help to contribute to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes.</p> <p>The site is located in Flood Zone 1 although the northern half of the site is prone to Surface Water Flooding.</p> <p>A pond is located in the north western corner of the site which could have some ecological value.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development would result in the encroachment of the Local Green Gap and would result in the loss of green field land. The development could affect the dispersed settlement pattern of this area.</p> <p>The site would introduce housing into an area of residential gardens which could contain ecological value. In the north-western corner of the site is a pond which could contain some ecological value.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change.</p> <p>The site is within the site of Blue House Farmhouse (Grade II listed) and adjacent to 178 Thorpe Road (Grade II listed)</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

				and close to White Ladies 205 (Grade II listed).
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
<p>The site offers the potential for 6 dwellings. The site is located adjacent to the Urban Settlement of Kirby Cross and is within the Local Green Gap that separates Kirby Cross and Frinton-on-Sea from Kirby-le-Soken. A contribution may have to be made to the expansion of local schools in the area. The site is located in Flood Zone 1 although the northern half of the site is prone to Surface Water Flooding. The development would result in the encroachment of the Local Green Gap and would result in the loss of green field land. The development could affect the dispersed settlement pattern of this area.</p>				

The site is not considered to be sustainable.

Site: 2.9 Titchmarsh Marina, Coles Lane, Walton-on the Naze

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	<p>Walton-on-the-Naze is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is some distance away from the Settlement Development Boundary of Walton-on-the-Naze and the urban regeneration area (Policy QL6, Adopted Proposals Map 2007). It is within the Coastal Protection Belt (Policy EN3, Adopted Proposals Map 2007) and it is adjacent to the National Nature Reserve, (Policy EN11b, Adopted Proposals Map 2007) the Hamford SPA (Policy EN11a, Adopted Proposals Map 2007) SSSI (Policy EN1b1, Adopted Proposals Map 2007) and RAMSAR (Policy EN11a, Adopted Proposals Map 2007) site.</p> <p>The site currently offers facilities including 420 sheltered berths, brokerage, chandlery, boat repair facilities, restaurant, and a sailing school. The Titchmarsh Marina provides a berthing facility for H.M. Coastguard, standby facilities for the R.N.L.I and the local nature wardens' craft and also permits the use of helipads by the Essex Air Ambulance.</p> <p>The site area is 22.88 ha and proposals are for the upgrading and expansion of the Marina.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	

2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The nearest bus stop is approximately 1.6km away and the nearest train station is approximately 2.7 kms away. As an 'Urban Settlement' Walton-on-the-Naze provides a number of employment opportunities. Currently 58 people are employed directly on the site and a further 178 indirectly and as a result is Walton's largest employer.</p> <p>Proposals for the site include:</p> <ul style="list-style-type: none"> • Workshop facility for stainless steel production of yacht fittings • Light commercial units/offices for Marine related businesses e.g. surveyors, marine insurance brokers, etc • Travel Hoist Dock Refurbishment - including the upgrading of the boat wash facility to address the environmental issues with waste water • Static Crane • Wind Turbine • Advanced fuel pumps • Workshop facility for Marina Maintenance • Leisure club facility incl. Gym, swimming pool, tennis courts etc. • Enlarging and improvement of the Washroom facilities • Settling pond for dredged material to include eventual capping off and landscaping • Car park expansion <p>This development could aid in the regeneration of Walton.</p>
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	++	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	N/A	This objective is not applicable.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is approximately 1.6km away and the nearest train station is approximately 2.7 kms away. It is essential that the main uses on this site remain marina based and that linkages to Walton are improved.
		Will sustainable modes of transport increase?	Decrease from 2001	
	<1.00			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and	Increase in total area and performance	0	

	new public space be created?	against GI standards set out in the Open Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.

	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016. Increase	I	<p>The site is within the EWT Essex Living Landscapes Hamford Water.</p> <p>The southern half of the site is within Flood Zones 2 and 3 and the Marina is prone to surface water flooding along with small areas in the southern half of the site.</p> <p>A sequential test would be required for this site and the flood risk vulnerability of the proposal would need to clearly demonstrate that the development is appropriate for the flood zones it is located in. This development must demonstrate that it reduces the overall risk from flooding and does not increase the risk elsewhere.</p>
	Will it minimise the risk of flooding to people and properties?	Increase	O / - -	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	- -	Walton is an Environmentally Sensitive Area with Hamford Water located to the west which is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), a Ramsar site and a National Nature Reserve
	Will	No net loss		

	environmentally protected sites be protected or enhanced?		--	<p>(NNR). Hamford Water is an internationally important estuary for over-wintering wildfowl and waders, and for nationally significant flora. The Fishers Estuarine Moth is present here which is only known in Britain to be located here and at one site in Kent. Key bird species include the Dark-bellied Brent Goose and the Little Tern. Further development in these areas will increase visitor disturbance to these sites. This area is known for its open, flat aspect and remoteness and the landscape and archaeological deposits are highly sensitive to change. Any expansion of 'marina' developments would threaten the character of the area. There is the potential that any increase in development could have the potential to increase the risk of associated changes in run off (pollution) on the natural habitat. The landscape character of this area is highly sensitive to change and has a particular sensitivity to development. If development were to occur it would need to be carefully designed and consider the views over Hamford Water. Full ecological and environmental assessments would be required with the proposals.</p>
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+ / -	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.</p>
	Will water quality be maintained or improved?	No reduction	+	
No reduction				

	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY				
<p>The site area is 22.88 ha and proposals are for the upgrading and expansion of the Marina. The site currently offers facilities including 420 sheltered berths, brokerage, chandlery, boat repair facilities, restaurant, and a sailing school. Proposals include: workshop facility for stainless steel production of yacht fittings, light commercial units/offices for Marine related businesses e.g. surveyors, marine insurance brokers, etc, Travel Hoist Dock refurbishment - including the upgrading of the boat wash facility to address the environmental issues with waste water, Enlarging and improvement of the Washroom facilities, settling pond for dredged material to include eventual capping off and landscaping, car park expansion. It would be recommended that improved linkages to Walton would be needed to improve the accessibility to the town.</p> <p>The majority of the site is located in Flood Zone 1 with a proportion of the site being located in flood zones 2 and 3. This development must demonstrate that it reduces the overall flood risk and does not increase the flood risk elsewhere.</p> <p>The site has the potential to provide further employment opportunities and economic activity. This development could aid in the regeneration of Walton.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.10 Land west of Turpins Farm, Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Kirby Cross is classified as an 'Urban Settlement' as it is included in the area of Frinton and Walton. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is adjacent to the Settlement Development Boundary of Kirby Cross. The site is within the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) that separates Frinton-on-Sea and Kirby Cross from Kirby-le-Soken. The site contains an area of proposed Recreational Open Space (Policy COM8a, Adopted Proposals Map 2007). The site area is 3.80 ha and has the capacity for 85 dwellings on 3.42ha of the site.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 300m away and the nearest train station is approximately 1.12 kilometres away. The 'Urban Settlement' of Frinton-on-Sea provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	+	The Frinton-on-Sea Primary School is approximately 1.4km away. The Tendring Technology College is approximately 1.6kms away. Contributions will be made for the expansion of local schools in the area and to expand early years and childcare capacity
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 300m away and the nearest train station is approximately 1.12 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Frinton-on-Sea railway station also provides connections to London Liverpool Street, Walton-on-the Naze and Clacton-on-Sea. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. It would need to be demonstrated that the allocated proposed Recreational Open Space is no longer required before housing could be considered on this site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. The site is located in Flood Zone 1.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	0

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Although the development is adjacent to a built up area, it will need to be carefully designed and consider the views over the surrounding countryside. The site would also physically reduce the extent of the Local Green Gap. The existing hedgerows and trees should be retained to maintain a structure to the site and to minimise the impact of the development on the surrounding countryside.</p> <p>This area has good potential for below ground archaeological deposits and is sensitive to change.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site offers the potential for 85 dwellings. The site is located adjacent to the Urban Settlement of Kirby Cross. A contribution should be made to the expansion of local schools in the area. Although the site is in the Local Green Gap (Policy EN2, Adopted Proposals Map 2007) the development would be well screened by retaining the existing hedgerows and trees therefore reducing the impact on the surrounding landscape. The site could provide a logical extension to the Settlement Development Boundary. However, before this site could be considered for housing it would need to be demonstrated that there is no longer a need for the</p>				

proposed recreational open space that is already allocated on the majority of the site.
There are also access issues regarding the vehicular access to the site as Turpins Lane is not adequate for a site of this size.
The site is not considered to be sustainable.

Site: 2.22 Land around Chatsworth Farm, Thorpe Road, Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Kirby Cross is classified as an 'Urban Settlement' as it is included in the area of Frinton and Walton. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is outside of the Settlement Development Boundary of Kirby Cross. The majority of the site is on green field land with Chatsworth Poultry Farm located along the eastern boundary of the site. The site area is 8.63 ha.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is approximately 320m away and the nearest train station is approximately 1.4 kilometres away. The site is being promoted as an industrial development to serve Frinton, Walton, Kirby-le-Soken and Kirby Cross, Gt. Holland, Beaumont and Thorpe-le-Soken.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	<p>It is intended for Rural Employment sites serve the villages that they are located in, in order to reduce levels of commuting and to therefore reduce pollution and greenhouse gas emissions.</p> <p>This development however is likely to increase congestion though Thorpe-le-Soken as the road infrastructure is not adequate to serve a development of this size and will lead to an increase in pollution and greenhouse gas emissions.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	N/A	This objective is not applicable
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is approximately 320m away and the nearest train station is approximately 1.4 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		It is likely that the majority of journeys will be made by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	N/A	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	- - / -	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	New employment can help to improve the social inclusion, quality of life and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	- - / -	The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings. The site is located in Flood Zone 1.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	N/A	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development of this greenfield site will affect the surrounding landscape, biodiversity and environmental quality of the area. This site located in the open countryside would adversely affect the character of the area and would be highly visible from the Hamford Coastal Slopes.</p> <p>To the west of the site is Thorpe Pits Potential LoWS (12.5ha). This site requires further survey work and consists of an ex-sand pit habitat. Several nationally scarce bees and wasps have been recorded recently although their current status is uncertain.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	- / - -	

				The site is close to White Ladies 205 (Grade II listed) and Blue House Farmhouse 182 (Grade II listed).
	Will historic assets be protected or enhanced?	Reduction No loss	-	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Clacton STW. There is insufficient capacity of a development of this size. The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
Increase				
SUMMARY				
The site is outside of the Settlement Development Boundary of Kirby Cross. The majority of the site is on green field land with Chatsworth Poultry Farm located along the eastern boundary of the site. The site is being promoted as an industrial development to serve Frinton, Walton, Kirby-le-Soken and Kirby Cross, Gt. Holland, Beaumont and Thorpe-le-Soken. It is likely that the majority of journeys will be made by private car and will therefore lead to an increase in pollution and greenhouse gas emissions. The development of this greenfield site will affect the surrounding landscape, biodiversity and environmental quality of the area. This site is located in the open countryside and would				

adversely affect the character of the area and be highly visible from the Hamford Coastal Slopes.

The site is not considered to be sustainable.

Site: 2.23 Land at the Old Gravel Pit, Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Kirby Cross is classified as an 'Urban Settlement' as it is included in the area of Frinton and Walton. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. The site is outside of the Settlement Development Boundary of Kirby Cross. The site area is approximately 97.14 ha. The majority of the site is on green field land. Adjacent to the site to the east is Grove Fruit Farm.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is approximately 48m away and the nearest train station is approximately 1.6kms away. The site is being promoted as an industrial development to serve Frinton, Walton, Kirby-le-Soken and Kirby Cross, Gt. Holland, Beaumont and Thorpe-le-Soken.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	<p>It is intended for Rural Employment sites to serve the villages that they are located in, in order to reduce levels of commuting and to therefore reduce pollution and greenhouse gas emissions.</p> <p>This development however is likely to increase congestion though Thorpe-le-Soken as the road infrastructure is not adequate to serve a development of this size and will lead to an increase in pollution and greenhouse gas emissions.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	N/A	This objective is not applicable.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is approximately 48m away and the nearest train station is approximately 1.6kms away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		It is likely that the majority of journeys will be made by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	--	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	New employment can help to improve the social inclusion, quality of life and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	--	The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	The site is located in Flood Zone 1 and there are a number of areas within the site that are prone to surface water flooding. The site is underlain by minor aquifers. SuDS will be required on the site.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	The site is adjacent to EWT Living Landscapes Holland Brook.

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		0
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		1
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		-
	Will environmentally protected sites be protected or enhanced?	No net loss		-
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process		--
	Will landscape quality be maintained?	No loss of land with high sensitivity value		- / - -
<p>The development of this greenfield site will affect the surrounding landscape, biodiversity and environmental quality of the area. This site located in the open countryside would adversely affect the character of the area and would be highly visible from the Holland Brook Valley.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change.</p> <p>The site is close to the Upper Holland Brook Local Wildlife Site (42.8ha). This site comprises of grassland, scattered trees, secondary woodland, scrub and reservoir along the upper reaches of the Holland Brook, beyond the SSSI downstream. Species include Branched Bur-reed (<i>Sparganium erectum</i>), Reed Canary-grass (<i>Phalaris</i></p>				

	Will historic assets be protected or enhanced?	Reduction No loss	-	<p><i>arundinacea</i>) and Water Pepper (<i>Persicaria hydropiper</i>). Bird species include Blackcap and Nightingale and Badger activity has also been recorded in the area.</p> <p>To the west of the site is Thorpe Pits Potential LoWS (12.5ha). This site requires further survey work and consists of an ex-sand pit habitat. Several nationally scarce bees and wasps have been recorded recently although their current status is uncertain.</p> <p>The site is close to White Ladies 205 (Grade II listed), Blue House Farmhouse 182 (Grade II listed) and Thorpe Park Farmhouse (Grade II listed)</p>
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Clacton STW. There is insufficient capacity of a development of this size.</p> <p>The amount of greenhouse emissions depends on the year in which development takes place and the required level of the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I		

		Increase		
SUMMARY				
<p>The site is outside of the Settlement Development Boundary of Kirby Cross. The majority of the site is on green field land. Adjacent to the site to the east is Grove Fruit Farm. The site is being promoted as an industrial development to serve Frinton, Walton, Kirby-le-Soken and Kirby Cross, Gt. Holland, Beaumont and Thorpe-le-Soken.</p> <p>It is likely that the majority of journeys will be made by private car which would lead to an increase in pollution and greenhouse gas emissions. The development of this greenfield site will affect the surrounding landscape, biodiversity and environmental quality of the area. This site located in the open countryside would adversely affect the character of the area and would be highly visible from the Holland Brook Valley.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.24 Walton Mere, Walton-on-the-Naze

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Walton-on-the-Naze is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is adjacent to the Settlement Development Boundary of Walton-on-the-Naze and is within the Urban Regeneration Area (Policy QL6, Adopted Proposals Map 2007). It is adjacent to the Coastal Protection Belt (Policy EN3, Adopted Proposals Map 2007).</p> <p>The site area is 14.3 ha and has the capacity for 129 dwellings as part of a wider mixed use development, (as submitted as planning application 11/01062/OUT that, at the time of writing, was still being considered by the Council), including the restoration of the mere, a health care centre, a supermarket, a petrol filling station, retail and commercial units, new public squares and quaysides, medical centre and other facilities and open space. Other engineering works include dredging of the Mere, land raising to form development areas, new flood defences and remediation works to bunds around the Mere.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 480m away and the nearest train station is approximately 1.10 kilometres away.</p> <p>As an 'Urban Settlement' Walton-on-the-Naze provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	<p>The proposal includes a 60-bed care home (C2); a health centre (800 sq m) (D1); a 5,300 sq m (gross) foodstore (A1); a petrol filling station, kiosk and car wash (sui generis); 500 sq m of additional retail and commercial units (A1-A4); a 350-berth yacht haven (sui generis), including pontoons, moorings and tidal lock.</p> <p>The site has been identified as an 'Opportunity Site' in the Walton-on-the-Naze Regeneration Framework. This development could aid in the regeneration of Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	++	
	Will it enhance the vitality and viability of town centres?	100%	+	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	+	The Walton-on-the-Naze Primary School is immediately east of the Mere. The Tendring Technology College is approximately 2.5km. Contributions will have to be made for the expansion of local schools in the area.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 480m away and the nearest train station is approximately 1.10 kilometres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Walton-on-the-Naze railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+ / -	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The mix of housing, mixed-use facilities, jobs and open space would help to contribute to social cohesion, health and income equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes and the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings. As an accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. Since the breach of the tidal walls in the 1980's, the site has naturally developed into saltmarsh and intertidal habitats. This breach has allowed the site to become hydrologically and functionally linked through water and sediments moving between the Mere and the Hamford Water Special Protection Area (SPA), Ramsar site and National Nature reserve (NNR) and through this link the site plays a valuable role in acting as a buffer to the importance
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			of this internationally designated site. The site is located in Flood Zone 1 although the eastern and southern boundaries are affected by Flood Zones 2 and 3. The whole site is prone to surface water flooding. This development must demonstrate that it reduces the overall risk from flooding and does not increase the risk elsewhere. Any storage on site should be designed in accordance with the SuDS hierarchy.
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	--	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	The site is adjacent within the EWT Essex Living Landscapes Hamford Water.
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	Walton is an Environmentally Sensitive Area with Hamford Water located to the west which is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and a Ramsar site and a National Nature Reserve (NNR). The landscape and archaeological deposits in this area are highly sensitive to change. The site is the Walton Mere Local Wildlife site (LoWS) (27.3ha). This site consists of an area of saltmarsh to the northwest and a silting boating lake with developing saltmarsh flora, dominated by Common Cord Grass (<i>Spartina angelica</i>). The Mere supports a diverse and developing plant community which includes Common Sea-lavender (<i>Limonium vulgare</i>), Sea Aster (<i>Aster tripolium</i>), Annual Sea-blite (<i>Suaeda maritime</i>), Golden-samphire (<i>Inula crithmoides</i>), Shrubby Sea-blite (<i>Suaeda vera</i>) and
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction		Lax-flowered Sea-lavender (<i>Limonium humile</i>). In the UK, shrubby sea-blite is a Nationally Scarce species restricted to coastal localities in eastern and southern England. This site forms a natural extension to the SSSI habitats but due to its location is subject to too much disturbance and therefore does not qualify for SSSI status. The site also provides a useful sheltered roosting and resting site for coastal wildfowl and waders. Notable bird species to use the Mere include dark-bellied Brent goose (a priority Biodiversity Action Plan (BAP) species), black-tailed godwit, teal and redshank. The landscape of Hamford Water is particularly sensitive to any form of built development that would affect its open character, interrupt its long views and disrupt the special sense of remoteness. The increase in the activity from the development could affect and interfere with the natural habitats of the area, including bird overwintering grounds. Saltmarshes and mudflats are both designated as UK and Essex BAP habitats. There has been considerable loss of saltmarsh in all Essex estuaries and coastal areas in recent decades. The proposed development of the Mere would result in the additional and unacceptable loss of 6.45ha of saltmarsh habitat and 2.3ha of intertidal mudflat habitat.. Close to the site is the scheduled ancient monument, the Martello tower and St. Dominics Grade II listed building.
		No loss	-	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.
	Will water	No reduction	+	The amount of greenhouse emissions depends on the year in which development takes place and the required level of

	quality be maintained or improved?	No reduction		The Code for Sustainable Homes and the Building Research Establishment Environmental Assessment Method (BREEAM) or a code for non-domestic buildings.
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
SUMMARY				
<p>The site area is 14.3 ha and has the capacity for 129 dwellings as part of a wider mixed use development including the restoration of the mere, a health care centre, a supermarket, a petrol filling station, retail and commercial units, new public squares and quaysides, medical centre and other facilities and open space. The site is adjacent to the Settlement Development Boundary of Walton-on-the-Naze and is within the Urban Regeneration Area (Policy QL6, Adopted Proposals Map 2007). The site has been identified as an 'Opportunity Site' in the Walton-on-the-Naze Regeneration Framework.</p> <p>The site is highly accessible to services, facilities and public transport. A contribution may have to be made to the expansion of local schools in the area. The current proposals for this site demonstrate a significant lack of mitigation, particularly concerning the 8 hectares of BAP priority habitats, and to the significant adverse impacts on the internationally important site of Hamford Water SPA, RAMSAR, and NNR. These proposals do not demonstrate that the losses are outweighed or justified by other public benefits.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.25 SouthCliffe Trailer Park, Woodberry Way, Walton-on-the-Naze

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Walton-on-the-Naze is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.</p> <p>The site is within the Settlement Development Boundary of Walton-on-the-Naze and the Urban Regeneration Area (Policy QL6, Adopted Proposals Map 2007). The site is currently allocated as District Housing Provision (Policy HG1, Adopted Proposals Map 2007). The site area is 0.8 ha and has the capacity for 31 dwellings.</p> <p>It is currently a holiday park containing 39 chalets for seasonal occupation. Other facilities include an associated car park and utility buildings which include laundry facilities and a small convenience shop.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stop is approximately 120m away and the nearest train station is approximately 320 metres away.</p> <p>As an 'Urban Settlement' Walton-on-the-Naze provides a number of employment opportunities.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	--	The proposal would result in the loss of a tourist facility in an Urban Regeneration Area. The current owners state that the site is unviable due to the limited site area and the increase in demand for 40ft luxurious holiday homes of which the site can only accommodate 12. Substantial investment is also required in updating the electricity and water supplies and in demolishing outdated and obsolete buildings.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	--	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	+	The Walton-on-the-Naze Primary School is approximately 1.3 kilometres away. The Tendring Technology College is approximately 1.77km. Contributions may have to be made for the expansion of local schools in the area.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 120m away and the nearest train station is approximately 320 metres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Walton-on-the-Naze railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	The mix of housing and open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	O	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The site is located in Flood Zone 1
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		0
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		-
	Will environmentally protected sites be protected or enhanced?	No net loss		-
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process		++
	Will landscape quality be maintained?	No loss of land with high sensitivity value		+
				<p>The need to develop on greenfield sites on the edge of the settlement will be reduced due to the development being within the urban which therefore helps to protect landscape and biodiversity.</p> <p>Walton is an Environmentally Sensitive Area with Hamford Water located to the west which is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), a Ramsar site and a National Nature Reserve (NNR). This site is unlikely to directly affect them but an increase in population within the town will increase visitor disturbance to these sites.</p> <p>The site is close to the Frinton Cliffs Local Wildlife Site (LoWS) (17.2ha). These cliffs represent a significant extent of maritime slope grassland of varying quality. Species</p>

	Will historic assets be protected or enhanced?	Reduction	O	<p>include Tamarisk (<i>Tamarix gallica</i>), Ribwort plantain (<i>Plantago lanceolata</i>) and Bithynian Vetch (<i>Vicia bithynica</i>). This site is also important for a number of invertebrates including the Large Garden Bumblebee (<i>Bombus ruderatus</i>), a national BAP species, and the Nationally scarce Velvet-ant (<i>Mutilla europaea</i>).</p> <p>The site is also close to the Pedlars Wood LoWS (2.7ha) which is also classified as a Local Nature Reserve (LNR). Species include Pedunculate Oak (<i>Quercus robur</i>), Holly (<i>Ilex aquifolium</i>) and Bluebell (<i>Hyacinthoides non-scripta</i>).</p> <p>The site is within the Frinton and Walton Conservation Area (Policy EN17 Adopted Proposals Map 2007).</p>
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		+ / + +	

		Increase		
SUMMARY				
<p>The site has the capacity for 31 dwellings. It is currently a holiday park containing 39 chalets for seasonal occupation. Other facilities include an associated car park and utility buildings which include laundry facilities and a small convenience shop. The site is within the Settlement Development Boundary of Walton-on-the-Naze and the Urban Regeneration Area (Policy QL6, Adopted Proposals Map 2007). The site is allocated as District Housing Provision (Policy HG1, Adopted Proposals Map 2007). The site is within the Frinton and Walton Conservation Area (Policy EN17 Adopted Proposals Map 2007).</p> <p>The site is considered to be sustainable.</p>				

Site: 2.32 Land at 'Parkside' 80 Halstead Road Kirby Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Frinton, Walton and Kirby are classified as an 'Urban Settlement'. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	Single detached property with large garden to the rear. The site is surrounded by open agricultural land but is close to the edge of the built up area of Kirby Cross (which lies to the south). The site fronts Halstead Road, which links Kirby Cross to Kirby-le-Soken, to the north.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	The Council estimated that the site could accommodate about 2 additional dwellings or potential for site to be used to provide non residential uses or as access for Site 2.8, which lies immediately to the south.
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	The site is located within a Local Green Gap (as defined within the adopted Tendring District Local Plan 2007).
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is opposite the site and the nearest train station is approximately 800 metres away. As an 'Urban Settlement' Frinton, Walton and Kirby provide a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	Primary and secondary schools are located within relatively close proximity to the promotion site. Contributions may have to be made for the expansion of local schools in the area.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is opposite the site and the nearest train station is approximately 800 metres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Development has no potential for affordable housing, open space or community facilities.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The site is located in Flood Zone 1
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Whilst the site promotes a development in the open countryside, it is considered that the detrimental visual impact on the surrounding area will be lessened due to the developed nature of the site.</p> <p>There is a listed building to the northeast of the promotion site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>This site is located in the open countryside, away from the development boundaries of Kirby Cross to the south. There is however good links with sustainable public transport facilities. The site is within an area defined as Local Green Gap within the Development Plan and a listed building is located to the northeast of the site. The site could only accommodate some 2 dwellings; this would prohibit affordable housing, green space or community or healthcare facilities being provided on site.</p>				

The site is not considered to be sustainable.

Site: 2.36 Land north of Lowe Chase, Walton-on-the-Naze

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Walton-on-the-Naze is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	Agricultural field abutting the northern boundary of the built up area of Walton and immediately adjacent to the Martello Caravan Park (which lies to the east). To the north and west lies further farmland.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	The Council estimate that the site could accommodate some 95 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare, which would be compatible with surrounding development, but potentially fewer if development included some commercial or non-residential uses and/or open space/landscaping. Potential to be considered with the adjacent site (Martello Caravan Park – Site 2.2), which is also being promoted for development.
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	The site is located within an area designated as Coastal Protection Belt within the adopted Tendring District Local Plan (2007).
2. Harness the district's economic strengths	Are employment opportunities	To be determined as part of the District	++	The nearest bus stop is approximately 50m away and the nearest train station is approximately 640 metres away.

	accessible to centres of population?	Local Plan Process		As an 'Urban Settlement' Walton-on-the-Naze provides a number of employment opportunities.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	○	
3. Improve the skills base through increased learning	Will levels of educational attainment	Increase on the last published figure	+	The Hamford Primary School is approximately 1.6 kilometres away and Walton Primary School is approximately a distance of 965 metres away. The

opportunities for all	improve?	Decrease on the last published figure		Tendring Technology College is approximately 1.77km. Contributions may have to be made for the expansion of local schools in the area.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 50m away and the nearest train station is approximately 640 metres away. The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Walton-on-the-Naze railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open	+	

		Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	There is potential to provide green infrastructure on site. The mix of housing and open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The northeast corner of the site is subject to an area of high flood risk. The site has potential for green infrastructure on site
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	--	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Walton is an Environmentally Sensitive Area with Hamford Water located to the west which is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), a Ramsar site and a National Nature Reserve (NNR). This site is unlikely to directly affect them but an increase in population within the town will increase visitor disturbance to these sites. The holiday park is close to the Walton Mere Local Wildlife site (LoWS) (27.3ha). This site consists of an area of saltmarsh to the northwest and a silting boating lake with developing saltmarsh flora, dominated by Common Cord
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		Grass (<i>Spartina angelica</i>). This site forms a natural extension to the SSSI habitats but due to its location is subject to too much disturbance and therefore does not qualify for SSSI status. The site also provides a useful sheltered roosting and resting site for coastal wildfowl and waders. There is a Scheduled Ancient Monument Close to the site.
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				

The site is located adjacent to the development boundary of Walton-on-the-Naze, an urban settlement in the district. The promotion could provide some 95 dwellings; this would include affordable housing and green space. The site is well served by sustainable transport having both a bus stop and train station within easy walking distance. There are issues however over flood risk and the proximity to both European sites and heritage assets, added to this is the undeveloped nature of the site which will inherently lead to greater carbon emissions and greenhouse gasses.

The site is not considered to be sustainable.

Site: 2.37 Land at the farm, Kirby Road, Walton-on-the-Naze

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Walton-on-the-Naze is classified as an 'Urban Settlement' and identified as a regeneration area. Urban Settlements offer sustainable locations for growth due to their large centres of population and a wide range of services, facilities and public transport and notably one or more secondary schools. Site currently occupied by a number of farm buildings and garden land. Site is well within the built up area of Walton and is surrounded on three sides by residential development. To the east lies Martello Caravan Park. The Council estimate that the site could accommodate some 37 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare, which would be compatible with surrounding development, but potentially fewer if development included some commercial or non-residential uses and/or open space/landscaping. Potential to be considered with the adjacent site (Martello Caravan Park – Site 2.2), which is also being promoted for development.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The nearest bus stop is approximately 50m away and the nearest train station is approximately 640 metres away. As an 'Urban Settlement' Walton-on-the-Naze provides a number of employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The Hamford Primary School is approximately 1.6 kilometres away and Walton Primary School is approximately a distance of 965 metres away. The Tendring Technology College is approximately 1.77km. Contributions may have to be made for the expansion of local schools in the area.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is approximately 50m away and the nearest train station is approximately 640 metres away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site has provision to public transport that provides accessibility to Colchester which could offer other employment opportunities. Walton-on-the-Naze railway station also provides connections to London Liverpool Street, Frinton-on-Sea and Clacton-on-Sea. However, this site has good access to services, facilities and public transport which should supply residents with good access for their needs. A Travel Plan should be produced for a site of this size
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	There is potential to provide green infrastructure on site. The mix of housing and open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The amount of greenhouse emissions depends on the year in which development takes place and the required level of The Code for Sustainable Homes. As a highly accessible site the amount of greenhouse emissions should be potentially reduced due to the provision of public transport and potential for walking and cycling. The southeast corner of the site is subject to an area of high flood risk. The site has potential for green infrastructure on site
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise the risk of flooding to	Increase	--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		Walton is an Environmentally Sensitive Area with Hamford Water located to the west which is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), a Ramsar site and a National Nature Reserve (NNR). This site is unlikely to directly affect them but an increase in population within the town will increase visitor disturbance to these sites. The holiday park is close to the Walton Mere Local Wildlife site (LoWS) (27.3ha). This site consists of an area of saltmarsh to the northwest and a silting boating lake with developing saltmarsh flora, dominated by Common Cord Grass (<i>Spartina angelica</i>). This site forms a natural extension to the SSSI habitats but due to its location is subject to too much disturbance and therefore does not qualify for SSSI status. The site also provides a useful
	Will environmentally protected sites be protected or enhanced?	No net loss		
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

				sheltered roosting and resting site for coastal wildfowl and waders.
	Will historic assets be protected or enhanced?	Reduction	-	There is a Scheduled Ancient Monument Close to the site.
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	This development lies within the Walton STW which has the capacity for a development of this size. There may be a requirement to upgrade the sewer network. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
<p>The site is located within the development boundary of Walton-on-the-Naze; an urban settlement in the district. The promotion could provide some 37 dwellings; this would include affordable housing and green space. The site is well served by sustainable transport having both a bus stop and train station within easy walking distance. There are issues however over flood risk and the proximity to a heritage asset.</p>				

The site is considered to be sustainable.

Great Bentley

Score summary – Great Bentley

File No:	Site Name:	+	-	I/O/? /NA	Score
6.1	Green Corner, Heckfords Road, Great Bentley	10	11	13	- 1
6.2	Land at Crabtree Farm, Great Bentley	24	11	9	+ 13
6.3	Land South of Weeley Road, Great Bentley	14	10	12	+ 4
6.17	Land rear of Keeble Court, Great Bentley	11	8	16	+ 3
6.18	Land at Sturrick Farm, Great Bentley	13	8	13	+ 5
6.19	Land at the Oaks South Heath Road, Great Bentley	4	15	17	- 11

Site: 6.1 Green Corner, Heckfords Road, Great Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Great Bentley is classified as a 'Key Rural Service Settlement'. Key Rural Service Settlements can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Great Bentley contains a good range of local services, facilities, employment opportunities and public transport. The site is 0.15ha and is located to the north of the village directly adjacent to the Settlement Development Boundary. The site has the potential for 3 dwellings and is currently greenfield land.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 483m away and the nearest train station is less than 965 metres away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which would offer further employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>As a 'Key Rural Service Centre', Great Bentley can provide within the settlement a number of employment opportunities. The Tendring Community Transport Scheme operates to Great Bentley.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	-	The Great Bentley Primary School is approximately a distance of 800 metres but is at full capacity and does not have the site area to expand. The Colne Community School has capacity but is a distance of 6.8 kilometres and school transport costs would need to be met.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The nearest bus stop is approximately 483m away and the nearest train station is less than 965m away. The sites

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		have provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which could both offer other employment opportunities. Great Bentley also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. The proposal is close to Bentley Green, a site of public open space (Policy COM7, Adopted Proposals Map 2007). The site is located within the Great Bentley Source Protection Zone (SPZ) and is underlain by an area of minor aquifers. Restrictions may be placed on the use of SuDS as the Environment Agency will not support the use of schemes which use infiltration techniques within the inner zone of a SPZ.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained The site is located in Flood Zone 1 although half of the site is at risk of surface water flooding. Restrictions may be placed on the techniques used in SuDS schemes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is greenfield and has minimal screening in the form of low hedging. The quality of the landscape is considered to be medium to high and would therefore have an impact on the character of the settlement and of the surrounding landscape. The large scale open landscape means that any development has the potential to be highly visible over long distances.</p> <p>The site is adjacent to the Great Bentley Conservation area (Policy EN17, Adopted Proposals Map 2007). This conservation area is a triangular green, some 17ha and is reputedly the largest village green in Britain. The western area of Bentley Green is also a Local Wildlife site (LoWS) and a BAP priority habitat of Lowland Dry Acid Grassland and Lowland Heath. There is good potential for below ground archaeological deposits and the area is sensitive to</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction No loss	-	change due to the historic settlement and the green. The site is close to Great Bentley Pumping station (3.5 ha) Local Wildlife site (LoWS). This is a mosaic site comprising of species such as, Pendunculate Oak (<i>Quercus robur</i>) standards Meadow Vetchling (<i>Lathyrus pratensis</i>), Wood Sage (<i>Teucrium scorodonia</i>) and the Nationally Scarce (Nb) Velvet-ant <i>Mutilla europaea</i> . Slow worm, Grass Snake and Adder have also been reported on this site.
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Great Bentley lies within the Thorrington STW which does not require an increase in capacity although some infrastructural upgrading may be required.
	Will water quality be maintained or improved?	No reduction	+	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
The site offers the potential for 3 dwellings. However, although the site is adjacent to a Key Rural Service Centre the local primary school				

does not have sufficient capacity or physical capacity to expand. The surrounding landscape is also highly sensitive to change as is the settlement pattern of this area and the Bentley Green Conservation area.

The site is located within a Source Protection Zone and there may be restrictions on the SuDS techniques that can be used.

The site is not considered to be sustainable.

Site: 6.2 Land at Crabtree Farm, Great Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Great Bentley is classified as a 'Key Rural Service Settlement'. Key Rural Service Settlements can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Great Bentley contains a good range of local services, facilities, employment opportunities and public transport. The site is a large area of open countryside in agricultural use spreading from the northern edge of Great Bentley village to Colchester Road south of TBS and Manheim Auctions. It is approximately 114.91ha and is located to the north of the village directly adjacent to the Settlement Development Boundary and close to the current Settlement Development Boundary for Frating. The site has the potential for 2000 dwellings and commercial uses and is currently greenfield land.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	- / - -	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 482m away and the nearest train station is less than 965 metres away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which would offer further employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>As a 'Key Rural Service Centre', Great Bentley can provide within the settlement a number of employment opportunities.</p> <p>The Tendring Community Transport Scheme operates to Great Bentley.</p> <p>With a site of this size and the potential for commercial uses, employment opportunities in Great Bentley would greatly increase. Without a commercial development, car usage would significantly increase.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+ / + +	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+ / + +	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+ + / +	<p>The Great Bentley Primary School is approximately a distance of 800 metres but is at full capacity and does not have the site area to expand. New primary schools would be required on a site of this size. A contribution may have to be required for the expansion of The Colne Community School. It is a distance of 6.8 kilometres and school transport costs would need to be met.</p>
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	<p>The nearest bus stop is approximately 482m away and the nearest train station is less than 965m away. The sites</p>

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		<p>have provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which could both offer other employment opportunities. Great Bentley also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.</p> <p>A Travel Plan should be produced for a site of this size and transport infrastructure to and within the site would need to be improved.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting, natural surveillance etc, the incidence and fear of crime should be reduced. The provision of community facilities would be required for a site of this size.</p> <p>The proposal is close to Bentley Green, a site of public open space (Policy COM7, Adopted Proposals Map 2007).</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	<p>The site is located within the Great Bentley Source Protection Zone (SPZ) and is underlain by an area of minor aquifers. Restrictions may be placed on the use of SuDS as the Environment Agency will not support the use of schemes which use infiltration techniques within the inner zone of a SPZ.</p> <p>There is an area of contaminated land within the site to the east of the ancient woodland of Alder Car.</p>
Will it reduce actual crime and the fear of	Decrease	I	<p>Land is predominately Grade I and II high grade agricultural</p>	
	Decrease			

	crime?			land.
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	- / - -	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+ +	The mix of housing and community facilities would help to contribute to social cohesion and the open space to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+ +	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	- / - -	A site of this size would greatly increase the amount of greenhouse emissions although by how much depends on the year in which development takes place and the required level of The Code for Sustainable Homes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	The site is located in Flood Zone 1 although many areas of the site are at risk of surface water flooding. Bentley Brook forms the western boundary which is affected by Flood Zones 2 and 3. A flood risk assessment will need to be carried out. Water discharges will need to be managed but restrictions may be placed on the techniques used in SuDS schemes.
		Increase		
	Will it minimise the risk of flooding to	Increase	O / - -	There is not a detailed proposal put forward as yet and so a well designed scheme would restrict development to Flood

	people and properties?			Zone 1 and provide areas of open space towards the brook frontage which could help to reduce the future flood risk to both people and buildings.
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Development of the entire area of land would result in the coalescence of Great Bentley with Frating Green and the permanent loss of a substantial area of open agricultural land. Development at this proposed scale would radically alter the character of this predominantly rural part of the district. The quality of the landscape is considered to be medium and would therefore have an impact on the character of the settlement and of the surrounding landscape. Although the area is not considered to be of high sensitivity, the size of the development would have a major impact on the landscape. The site is adjacent to the Great Bentley Conservation area (Policy EN17, Adopted Proposals Map 2007). This conservation area is a triangular green, some 17ha and is reputedly the largest village green in Britain. The western
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	-	<p>area of Bentley Green is also a Local Wildlife site (LoWS) and a BAP priority habitat of Lowland Dry Acid Grassland and Lowland Heath.</p> <p>The site is close to Great Bentley Pumping station (3.5 ha) Local Wildlife site (LoWS). This is a mosaic site comprising of species such as, Pendunculate Oak (<i>Quercus robur</i>) standards Meadow Vetchling (<i>Lathyrus pratensis</i>), Wood Sage (<i>Teucrium scorodonia</i>) and the Nationally Scarce (Nb) Velvet-ant <i>Mutilla europaea</i>. Slow worm, Grass Snake and Adder have also been reported on this site. The Bentley Brook LoWS runs along the western border of the site. This site comprises of a mosaic of habitats and also the Ancient woodland of Alder Car. It contains BAP priority habitats of Wet woodland, Lowland Meadows and Lowland Grassland. Species include Celery-leaved Buttercup (<i>Ranunculus sceleratus</i>), Alder (<i>Alnus glutinosa</i>), Hazel (<i>Corylus avellana</i>), Bluebell (<i>Hyacinthoides non-scripta</i>), Watervoles, Barn Owl, Marsh Harrier and Buzzard.</p> <p>There is good potential for below ground archaeological deposits and the area is sensitive to change due to the historic settlement and the green.</p> <p>Sturrick Farmhouse (Grade II Listed Building) lies to the south of the site and a Grade II Listed milepost lies on the northern boundary of the site on the southern verge of the A133. Development will therefore be required to respect or enhance these historic assets and their setting.</p>
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Great Bentley lies within the Thorrington STW. A site of this size would require an increase in capacity and infrastructure of the Sewage system
	Will water	No reduction	-	The level of the Code for Sustainable Homes that must be

	quality be maintained or improved?	No reduction		complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		

SUMMARY

The site offers the potential for 2000 dwellings or less if commercial uses are incorporated into the development. However, although the site is adjacent to a Key Rural Service Centre the local primary school does not have sufficient capacity or physical capacity to expand and therefore for a site of this size new primary schools will need to be established with the possibility of contributions being made to the Colne Community School for expansion. The extent of the site would radically alter the character of this predominantly rural part of the district and would therefore have an impact on the character of the settlement and of the surrounding landscape including the Bentley Green Conservation area. Ecological enhancements would need to be carried out due to the large rural area that it is affecting

The site is located within a Source Protection Zone and there may be restrictions on the SuDS techniques that can be used. Development of this scale could represent a tripling of Great Bentley's population and would effectively be the creation of a new settlement. A site of this size would take away the focus on the promotion of regeneration in the defined areas of Clacton, Harwich and Walton.

The site is not considered to be sustainable.

Site: 6.3 Land South of Weeley Road, Great Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Great Bentley is classified as a 'Key Rural Service Settlement'. Key Rural Service Settlements can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Great Bentley contains a good range of local services, facilities, employment opportunities and public transport. This greenfield site is approximately 13.05 ha and is located to the east of the village and bounded to the south by the railway line. The site has the potential for 235 dwellings and is directly adjacent to the Settlement Development Boundary.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 800m away and the nearest train station is approximately 1.13km away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which would offer further employment opportunities.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>As a 'Key Rural Service Centre', Great Bentley can provide within the settlement a number of employment opportunities. The Tendring Community Transport Scheme operates to Great Bentley.</p> <p>With a site of this size and the potential for commercial uses, employment opportunities in Great Bentley would greatly increase.</p> <p>This sites is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	-	The Great Bentley Primary School is approximately a distance of 1.13km but is at full capacity and does not have the site area to expand. The Colne Community School has the required capacity but it is a distance of 6.9 kilometres and school transport costs would need to be met.
		Decrease on the last published figure		

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is approximately 800m away and the nearest train station is approximately 1.13km away. The sites have provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which could both offer other employment opportunities. Great Bentley also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.</p> <p>There are concerns over the capacity of the rural road network with a development of this size.</p> <p>A Travel Plan should be produced for a site of this size.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. Natural surveillance should allow a reduction in the fear and incidence of crime.</p> <p>The proposal is close to Bentley Green, a site of public open space (Policy COM7, Adopted Proposals Map 2007).</p> <p>The site is located within the Great Bentley Source Protection Zone (SPZ) and is underlain by an area of minor aquifers. Restrictions may be placed on the use of SuDS as the Environment Agency will not support the use of schemes which use infiltration techniques within the inner zone of a SPZ.</p>				

	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise	Increase	

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The quality of the landscape is considered to be medium to high and would therefore have an impact on the character of the settlement and of the surrounding landscape. Development of the area would have moderate landscape effects and would lead to the settlement extending out into the surrounding countryside. The site is close to the Great Bentley Conservation area (Policy EN17, Adopted Proposals Map 2007). This conservation area is a triangular green, some 17ha and is reputedly the largest village green in Britain. There is good potential for below ground archaeological deposits and the area is sensitive to change due to the historic settlement and the green.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Great Bentley lies within the Thorrington STW. A site of this size would require an increase in capacity and infrastructure of the Sewage system
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
This greenfield site offers the potential for 235 dwellings or less if commercial uses are incorporated into the development. However, although the site is adjacent to a Key Rural Service Centre the local primary school does not have sufficient capacity or physical capacity to expand. There are also concerns of the existing sewage treatment capacity. The extent of the site would alter the character of this				

predominantly rural part of the district and would therefore have an impact on the character of the settlement and of the surrounding landscape including the Bentley Green Conservation area. Ecological impacts would need to be minimized, mitigated or compensated for due to the large area of undeveloped countryside. The site is located within a Source Protection Zone and there may be restrictions on the SuDS techniques that can be used.

The site is not considered to be sustainable.

Site: 6.17 Land rear of Keeble Court, Great Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Great Bentley is classified as a 'Key Rural Service Settlement'. Key Rural Service Settlements can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Great Bentley contains a good range of local services, facilities, employment opportunities and public transport. Large rear garden immediately adjacent to the built up area of Great Bentley. Site lies to the south of the allotments. To the west lies open agricultural land. Site is currently occupied by a number of trees and dense vegetation. The Council estimated that a site of this size could accommodate some 10 dwellings based on the density of surrounding development.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The nearest bus stop and train station are approximately 160m away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which would offer further employment opportunities. As a 'Key Rural Service Centre', Great Bentley can provide

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>within the settlement a number of employment opportunities. The Tendring Community Transport Scheme operates to Great Bentley. .</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	-	The Great Bentley Primary School is located close to the site but is at full capacity and does not have the site area to expand. The Colne Community School has the required capacity but it is a distance of 6.9 kilometres and school transport costs would need to be met.
		Decrease on the last published figure		

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop and train station are approximately 160m away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Colchester which would offer further employment opportunities.</p> <p>A Travel Plan should be produced for a site of this size.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
	Increase			
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. Natural surveillance should allow a reduction in the fear and incidence of crime.</p> <p>The proposal is close to an allotment site, (Policy COM7, Adopted Proposals Map 2007).</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	The mix of housing would help to contribute to social cohesion and the open space to health equality
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	The site is located in Flood Zone 1 although areas to the eastern and the southern boundaries are at risk of surface water flooding. Restrictions may be placed on the techniques used in SuDS schemes.
		Increase		
	Will it minimise the risk of	Increase	○	

	flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The quality of the landscape is considered to be medium to high and would therefore have an impact on the character of the settlement and of the surrounding landscape. Development of the area would have moderate landscape effects and would lead to the settlement extending out into the surrounding countryside. The site is close to the Great Bentley Conservation area (Policy EN17, Adopted Proposals Map 2007).
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be	No loss of land with high	-	

	maintained?	sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Great Bentley lies within the Thorrington STW. A site of this size would require an increase in capacity and infrastructure of the Sewage system The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				
This greenfield site offers the potential for 10 dwellings. However, although the site is adjacent to a Key Rural Service Centre the local primary school does not have sufficient capacity or physical capacity to expand. There are also concerns of the existing sewage treatment capacity. The location of the site would alter the character of this predominantly rural part of the district and would therefore have an impact on the character of the settlement and of the surrounding landscape. The site does benefit from good sustainable public transport				

links.

The site is not considered to be sustainable.

Site: 6.18 Land at Sturrick Farm, Great Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Bentley is classified as a 'Key Rural Service Settlement'. Key Rural Service Settlements can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Great Bentley contains a good range of local services, facilities, employment opportunities and public transport.</p> <p>Site is part of the curtilage of Sturrick Farm immediately adjacent to the northern boundary of Great Bentley. The site is self contained and well screened from open agricultural land to the north and east.</p> <p>The Council estimate that the site could accommodate some 30 dwellings assuming up to 90% of the whole site is developed at a density of 20 dwellings per hectare, which would be compatible with surrounding development or potential for site to be used to provide access to Site 6.2, which surrounds the site to the north and east.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop and train station are approximately 960m away.</p> <p>As a 'Key Rural Service Centre', Great Bentley can provide within the settlement a number of employment opportunities. The Tendring Community Transport Scheme operates to Great Bentley. .</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	-	The Great Bentley Primary School is located close to the site but is at full capacity and does not have the site area to expand. The Colne Community School has the required capacity but it is a distance of 6.9 kilometres and school transport costs would need to be met.
		Decrease on the last published figure		

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	The nearest bus stop and train station are approximately 960m away. A Travel Plan should be produced for a site of this size.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. Natural surveillance should allow a reduction in the fear and incidence of crime. The proposal is close to an allotment site, (Policy COM7, Adopted Proposals Map 2007). The site could accommodate some site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce	Decrease	I	

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The site could accommodate some green space. The mix of housing would help to contribute to social cohesion and the open space to health equality
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
		Will it minimise the risk of	Increase	○

	flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>Sturrick farmhouse is a grade II listed building to the west of the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be	No loss of land with high	I	

	maintained?	sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Great Bentley lies within the Thorrington STW. A site of this size would require an increase in capacity and infrastructure of the Sewage system The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				
This greenfield site offers the potential for 30 dwellings. This could accommodate some affordable housing and green space. Although the site is adjacent to a Key Rural Service Centre the local primary school does not have sufficient capacity or physical capacity to expand. There are also concerns of the existing sewage treatment capacity. The location of the site would not significantly alter the character of this part of the district. The site does benefit from some sustainable public transport links; however the relationship with the listed building				

close to the site will need careful consideration.

The site is not considered to be sustainable.

Site: 6.19 Land at the Oaks South Heath Road, Great Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Bentley is classified as a 'Key Rural Service Settlement'. Key Rural Service Settlements can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Great Bentley contains a good range of local services, facilities, employment opportunities and public transport.</p> <p>Thin slither of vacant land located opposite Kellands Farm on South Heath Road. Site is in a remote location and is surrounded on most sides by open countryside. The nearest settlement is Aingers Green, to the north.</p> <p>The Council estimates that the site could accommodate a single dwelling.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The nearest bus stop is located approximately 960m away.</p> <p>As a 'Key Rural Service Centre', Great Bentley can provide within the settlement a number of employment opportunities. The Tendring Community Transport Scheme operates to Great Bentley.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	-	The Great Bentley Primary School is located close to the site but is at full capacity and does not have the site area to expand. The Colne Community School has the required capacity but it is a distance of 6.9 kilometres and school transport costs would need to be met.
		Decrease on the last published figure		

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located approximately 960m away. A Travel Plan should be produced for a site of this size.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	-	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. Natural surveillance should allow a reduction in the fear and incidence of crime. The proposal is close to an allotment site, (Policy COM7, Adopted Proposals Map 2007).
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	The site could not accommodate any public green space. The site could not accommodate affordable housing of a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained The site is located in Flood Zone 1 although areas to the eastern and the southern boundaries are at risk of surface water flooding. Restrictions may be placed on the techniques used in SuDS schemes.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise the risk of	Increase	○	

	flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Sturrick farmhouse is a grade II listed building to the west of the site.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be	No loss of land with high	-	

	maintained?	sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Great Bentley lies within the Thorrington STW. A site of this size would require an increase in capacity and infrastructure of the Sewage system The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				
This remote greenfield site offers the potential for a single dwelling, no green infrastructure, affordable housing, community facilities, education or healthcare could be provided on site. The site's remote location; some distance from public facilities and transport links, means that any development in this locality would be prominently visible in the landscape. The local primary school does not have sufficient capacity or physical capacity to expand and the existing sewage treatment facility is at capacity.				

The site is not considered to be sustainable.

Great Bromley

Score summary – Great Bromley

File No:	Site Name:	+	-	I/O/? /NA	Score
7.20	Land south of Hall Road Great Bromley	9	5	20	+ 4
7.25	(Employment) Site: 7.25 Land at Hamilton Lodge Great Bromley	5	5	23	0
7.26	(Employment) Site: 7.26 Seven Rivers Cheshire House Hall Road Great Bromley	6	1	28	+ 5
7.28	Land at Primrose Farm Hall Lane Great Bromley	4	10	23	- 6
7.29	Land south of Mary Lane Great Bromley	8	5	21	+ 3
7.30	Land north of Mary Lane Great Bromley	8	6	21	+ 2
7.31	Land north of Micmaelams House Parsons Hill Great Bromley	6	5	22	+ 1

Site: 7.20 Land south of Hall Road Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Rectangular greenfield site currently in agricultural use. To the south and west of the site is agricultural land. Along the northern boundary is the B1029 Hall Road with residential dwellings opposite and the eastern boundary abuts the gardens of Oak Lodge and Ash View. A semi-circular grouping of agricultural storage tanks are to the east of the site.</p> <p>The Council estimates that the site could accommodate 27 dwellings assuming 90% of the whole site area is developed for housing at a density of 17 dwellings per hectare.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	The nearest bus stop is located on Brooke Street some 160m from the proposal site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located on Brooke Street some 160m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide facilities on site; however a mix of housing types may be achievable on site.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has potential for green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	+	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on greenfield land. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest undeveloped site is located adjacent to an 'other' settlement in the district. It could accommodate some 27 dwellings which would include affordable housing as well as green infrastructure. The site does benefit from some connection with sustainable transport links but its remote location would have some impact upon visual amenity.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.25 Land at Hamilton Lodge Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	The proposal is for alterations and extensions to the existing care facility. It would appear that the promoter is to submit a planning application along these lines in due course.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is located away from any a settlement.</p> <p>It is unclear how many new jobs will be created by this promotion.</p> <p>The proposed promotion incorporates rural diversification /</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	employment.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	?	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O	New employment opportunities would include training (e.g. apprentices) but score is O as no new facility or expansion of existing facility.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Frating Road some 640m from the proposal site.

economic benefits of international gateways	car?				
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		O	
	Will it reduce actual crime and the fear of crime?	Decrease	I		
		Decrease			
Will it reduce	0		O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Allocation promotes jobs.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
Does it provide areas of accessible	Increase	O		

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on predominantly undeveloped land. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
Increase				
SUMMARY General Evaluation				
<p>This promotion is for an employment site. The development includes the alterations and extensions to an existing care facility. It is unclear how many, if any new jobs are to be created. This partly previously developed site is located in the open countryside but has some links to sustainable public transport facilities. Due to the site's remote location it is considered that some visual disturbance will take place as a result of any promotion.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.26 Seven Rivers Cheshire House Hall Road Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	The proposal is for an alteration to the development boundary to enclose the entire parcel of land owned by the care home.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>The nearest bus stop is located on Brooke Street some 160m from the proposal site.</p> <p>It is unclear how many, if any new jobs will be created by this allocation.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	The proposed promotion incorporates rural diversification / employment.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	?	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O	New employment opportunities would include training (e.g. apprentices) but score is O as no new facility or expansion of existing facility.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	O	The nearest bus stop is located on Brooke Street some 160m from the proposal site.

economic benefits of international gateways	car?				
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
Increase					
Will it promote development of the ports?	0		O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		O	
	Will it reduce actual crime and the fear of crime?	Decrease	I		
Decrease					
Will it reduce	0		O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	?	It is unclear if any more jobs will be created as a result of this allocation.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on previously developed land</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>The site is relatively close to a listed church to the east.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	?	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
Increase				
SUMMARY General Evaluation				
<p>This promotion is for an employment site. The development includes the relocation of the development boundary to include the entirety of this site which currently houses a care facility. It is unclear how many, if any new jobs are to be created. This previously developed site is located adjacent to the 'other' settlement of Great Bromley and has some links to sustainable public transport facilities. The site's location; close to a built up area means that the impact on the visual amenity of the open countryside will be lessened. There is also a listed building to the east of the site which will need careful consideration should the site be taken forward.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.28 Land at Primrose Farm Hall Lane Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Part of a field currently in agricultural use. Site is in a remote, rural location on the main road (B1029) that links Great Bromley to Ardleigh. Site is surrounded by open agricultural land but two dwellings lies to the west.</p> <p>The Council estimates that the site could accommodate 8 dwellings if built fronting Hall Road of up to 15 dwellings if built at a density of 20 dwellings per hectare in a different arrangement. The Council has assessed the site with 8 dwelling as this would suit the character of the area more acceptably.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The site is located in the open countryside; some considerable distance from development boundaries and the public transport network.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located on Brook Street some 960m from the proposal site. This means that the site has

economic benefits of international gateways	car?			poor access to sustainable public transport. The only sustainable form of transport is the use of a cycle.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	O	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide facilities or a mix of housing types may be achievable on site.
		Decrease		
	Improvement in ranking			
Will it promote social cohesion?	Community facility provided or improved	O		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
Does it provide areas of accessible	Increase	O		

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This undeveloped promotion site is located in the open countryside some distance from the nearest settlement or transport link. If developed the site could accommodate some 9 dwellings which would also mean that the site would be too small for affordable housing, community, healthcare or education facilities. Due to its remote location, the site would also be visually prominent in the undeveloped landscape.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.29 Land south of Mary Lane Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Open agricultural land immediately adjacent to the southern boundary of Great Bromley, beyond which lies open countryside.</p> <p>The Council estimates that the site could accommodate 20 dwellings if based on the density of existing development to the north.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	The site is located adjacent to a settlement.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located on Brook Street some 160m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide facilities, however it can provide a mix of housing types on site.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>The Spread Eagle is a listed building some distance to the northwest of the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	?	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This undeveloped site is located to the south of Great Bromley; an 'other' settlement within the district. The site could accommodate some 20 dwellings which would allow for affordable housing. The site is served by sustainable public transport. The remote location of the site would mean that some impact on the open countryside would occur. Moreover, there is a listed building within close proximity to the site but the exact effect on this heritage asset is unknown.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.30 Land north of Mary Lane Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Open agricultural land immediately adjacent to the eastern boundary of Great Bromley, beyond which lies open countryside The Council estimates that the site could accommodate 15 dwellings if based on the density of existing development to the west.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	The site is located adjacent to a settlement.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located on Brook Street some 320m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide facilities, however it can provide a mix of housing types on site.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. .The proposal site is dissected by an area of high flood risk running north through the northern part of the site.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	--	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This undeveloped site is located to the east of Great Bromley; an 'other' settlement within the district. The site could accommodate some 15 dwellings which would allow for affordable housing. The site is served by sustainable public transport. The remote location of the site would mean that some impact on the open countryside would occur. Moreover, the site contains an area of high flood risk to the north.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.31 Land north of Micmaelams House Parsons Hill Great Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Large detached property within a large triangular garden that extends to the south and east. Site is well screened and self contained within dense vegetation. Hamilton Lodge and its extensive grounds lies to the east and farm/business units lie to the west on the opposite side of Parson's Hill. To the north lies open countryside.</p> <p>The Council estimates that the site could accommodate 4 dwellings if based on the density of nearby development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is located away from any a settlement.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Frating Road some 640m from the proposal site.

economic benefits of international gateways	car?		
	Will sustainable modes of transport increase?	Decrease from 2001	+
		<1.00	
Increase			
Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?
		No school has a projected deficit of school places within the next 5 years	
		<2,000 patients per GP	
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O
	Will it reduce actual crime and the fear of crime?	Decrease	I
Decrease			
Will it reduce	0	O	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide facilities or a mix of housing types on site.
		Decrease		
	Improvement in ranking			
Will it promote social cohesion?	Community facility provided or improved	O		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site is large enough to accommodate some green infrastructure though none is specifically proposed.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	+	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on predominantly undeveloped land. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This partly previously developed site is located in the open countryside away from settlement boundaries but with some links to sustainable public transport services. The site could accommodate some 4 dwellings which would not allow for affordable housing but would accommodate green space. Due to the site's remote location, it is considered that any further development on the site would have a significant impact on the visual amenity of the wider area. The site is not considered to be sustainable.				

Great Holland

Score summary – Great Holland

File No:	Site Name:	+	-	I/O/? /NA	Score
2.18	Land at Manor Farm Great Holland	11	2	20	+ 9
2.28	Land at the Paddock Kirby Road Great Holland	5	8	22	- 3
2.30	Land east of Pork Lane Great Holland	5	4	25	+ 1

Site: 2.18 Land at Manor Farm Great Holland

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Bounded to the west by housing, the site is currently occupied by a number of agricultural buildings belonging to Manor Farm with the southern part of the site used as agricultural land. The site is situated to the south side of Manor Road and the east of Main Road (B1032) and extends into the open countryside to the east.</p> <p>The Council estimates that the site could accommodate 38 dwellings assuming 90% of the whole site area is developed for housing at a density of 20 dwellings per hectare.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	The site is brownfield land on the edge of Great Holland settlement boundary

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located on Main Road opposite the site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The site has potential for green infrastructure
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	+	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on predominantly brownfield land.</p> <p>The Clacton and the Sokens Clay plateau landscape is visually sensitive.</p> <p>Manor farm house to the north of the site is a Grade II listed building.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	?	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This large backland site is located adjacent to the development boundary of Great Holland; an 'other' settlement in the district. The previously developed site could accommodate some 38 dwellings, which would include affordable housing as well as green infrastructure. The site is reasonably connected to sustainable public transport services but due to its prominent location and size would be visually disruptive. There is also a listed building to the north of the site, the effect on which has not been made clear to the Council.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.28 Land at the Paddock Kirby Road Great Holland

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Open area of land used as a paddock situated between existing residential properties to the north and south. To the east is open agricultural land and to the west is Kirby Road and residential properties. The site has a number of trees on its boundaries.</p> <p>The Council estimates that the site could accommodate 2 dwellings at a similar density to adjoining properties such as Holland Cottage.</p> <p>An application for a single dwelling was refused by the Council in 2011 and also dismissed at appeal.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is on undeveloped land in the open countryside.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located some 39m to the north of the promotion site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	O	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide a mix or facilities on site.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The Clacton and Sokens clay plateau landscape is visually sensitive.</p> <p>The site is not located close to any heritage assets.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This undeveloped site is located in the open countryside away from development boundaries or services. The site does however benefit from some access to public transport links. This proposal is for a modest residential development of some 2 dwellings. This modest mature would prevent the inclusion of affordable housing, green space, education, healthcare or community facilities. Due to the site's remote location some visual disturbance will inevitably take place should the site be promoted.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.30 Land east of Pork Lane Great Holland

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Square site between the rear of properties in Pork Lane and Laxton Grove comprising undeveloped scrubland.</p> <p>The Council estimates that the site could accommodate 9 dwellings.</p> <p>The site is located within a Local Green Gap, as defined within the 2007 Local Plan.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	The site is on undeveloped land adjacent to an 'other' settlement in the district.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located some 320m to the south of the site on Main Road. Whilst there is no footpath on Pork

economic benefits of international gateways	car?			Lane, the minimal nature of this exclusion is not considered to be an issue.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	0		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide a mix of facilities on site.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>The site is not located close to any heritage assets.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This undeveloped site is located adjacent to Great Holland; an 'other' settlement within the district. The site could accommodate some 9 dwellings which would prevent affordable housing, community facilities of green space being provided on site. The site is however provided with some links to sustainable public transport. Due to the sheltered location of the site within other development, it is considered that the visual impact of this site on the wider locality would not be significant. The site is however located within an area defined as 'Green Gap' within the adopted Local Plan (2007), the impact upon this designation will need careful consideration should the site be taken forward.</p> <p>The site is not considered to be sustainable.</p>				

Great Oakley

Score summary – Great Oakley

File No:	Site Name:	+	-	I/O/? /NA	Score
3.11	Land west of Beaumont Road, Great Oakley	13	5	18	+ 8
3.12a	Land north of Harwich Road, Great Oakley	4	9	22	- 5
3.12b	Land north of Harwich Road, Great Oakley	8	8	19	0
3.13	Land adjoining Field View, Stones Green Road, Stones Green, Great Oakley	4	6	23	- 2
3.26	Land at the Swan Clacton Road, Stones Green, Great Oakley	4	6	23	- 2
3.27	Land at Sunnyside Cottages, Stones Green, Great Oakley	4	6	23	- 2

Site: 3.11 Land west of Beaumont Road, Great Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Oakley is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission states that the site is about 3.6ha. and could accommodate a mixed development such as eco-housing (about 30 units) – free markets, affordable and live-work units, care home, village shop, car parking (school and village hall/community centre)</p> <p>The Council estimates that the site is about 3.58ha. and could accommodate 30 units (based on a density of 8 dwellings per ha. as part of a mixed use development).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>Bus stops are located about 200m from the site.</p> <p>New jobs will be created by a mixed use development.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	Great Oakley is a small rural village with few facilities. Bus stops are located about 200m from the site. Most journeys

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		outside of the settlement will be by private car. The submission proposes a green corridor – footpath/cycleway link from Red Barn Lane to primary school.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Ratio of GP per residents = 1:1,968 Great Oakley has a primary school (situated adjacent to the site) and the local secondary school at Harwich has capacity to accommodate pupils from a development of this size (school transport would be required). The submission proposes a green corridor – footpath/cycleway link from Red Barn Lane to primary school.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O/+	A + score for “poverty and exclusion” will depend upon job creation. A mix of housing to include affordable housing provision will help to promote social cohesion. The submission states that the site could include land for a new village hall/community centre.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The score for the CfSH level will depend upon the date of construction.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could provide a significant amount of new affordable housing along with new Green Infrastructure as part of a mixed use scheme. The landscape setting of the village would be protected by retention and strengthening of existing boundary vegetation. New housing could help to meet local aspirations and support the vitality and viability of the proposed shop and suggested community hall. The site achieved the highest score (+8) of the proposed Great Oakley sites in the sustainability assessment and scored highly for accessibility and				

Green Infrastructure/biodiversity. It represents a potentially sustainable development opportunity as the “eco” theme outlined in the submission would result in a higher score (CfSH etc.). Without enhanced sustainability credentials, the site would not be so sustainable.

The site is not considered to be sustainable.

Site: 3.12a Land north of Harwich Road, Great Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Oakley is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission states that the site comprises 0.12ha. of agricultural land and could accommodate 2 units.</p> <p>The Council estimates that the site is about 0.12ha. and could accommodate 2 units.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Bus stops are located about 250m from the site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Great Oakley is a small rural village with few facilities. Bus stops are located about 250m from the site. Most journeys

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Ratio of GP per residents = 1:1,968 Great Oakley has a primary school and the local secondary school at Harwich has capacity to accommodate pupils from a development of this size (school transport would be required). The primary school is about 750m away and accessible by footpath.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver 2 homes. However, it received a negative score (-5) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide community benefits. A planning application would be considered on its merits.				

The site is not considered to be sustainable.

Site: 3.12b Land north of Harwich Road, Great Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Oakley is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission states that the site comprises 1.29ha. of agricultural land and could accommodate 15 units.</p> <p>The Council estimates that the site is about 1.29ha. and could accommodate 15 units.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Bus stops are located near to the site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Great Oakley is a small rural village with few facilities. Bus stops are located opposite and about 75m from the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Ratio of GP per residents = 1:1,968 Great Oakley has a primary school and the local secondary school at Harwich has capacity to accommodate pupils from a development of this size (school transport would be required). The primary school is about 750m away and accessible by footpath.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The submission states that the site could deliver 15 homes and it is large enough to deliver some affordable housing. However, the site received a 0 score in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Ribbon housing development would impact adversely upon the character and appearance of the landscape. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide community benefits. A planning application would be				

considered on its merits.

The site is not considered to be sustainable.

Site: 3.13 Land adjoining Field View, Stones Green Road, Stones Green, Great Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Oakley is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. Stones Green is a hamlet situated to the west of Great Oakley village and is not a defined settlement.</p> <p>The submission states that the site comprises 0.36ha. of agricultural land and could accommodate 4 units.</p> <p>The Council estimates that the site is about 0.31ha. and could accommodate 4 units.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	0/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Great Oakley is a small rural village with few facilities. Stones Green has no facilities. Bus stops are located about 150m from the site. Most journeys outside of the settlement will be by private car.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Great Oakley is a small rural village with few facilities. Stones Green has no facilities. Bus stops are located

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		about 150m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Great Oakley has a primary school, as does the nearer village of Wix to the north and the local secondary school at Harwich has capacity to accommodate pupils from a development of this size (school transport would be required). The primary schools are not accessible by footpath. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The submission document describes the land as agricultural
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
<p>SUMMARY General Evaluation</p> <p>The submission states that the site could deliver 4 homes and at 0.36ha in area it is large enough to deliver some affordable housing. However, the site received a negative score (-2) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits. A planning application would be considered on its merits.</p>				

The site is not considered to be sustainable.

Site: 3.26 Land at the Swan Clacton Road, Stones Green, Great Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Oakley is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. Stones Green is a hamlet situated to the west of Great Oakley village and is not a defined settlement.</p> <p>Single property and garden land to the south within the built up area of Stone's Green, a small hamlet close to the village of Great Oakley. Site is self contained and well screened. To the rear lies open agricultural land.</p> <p>The Council estimates that the site could accommodate some 2 dwellings if built fronting Clacton Road to the south of existing property, based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	0/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Great Oakley is a small rural village with few facilities. Stones Green has no facilities. Bus stops are located opposite the site. Most journeys outside of the settlement will be by private car.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Great Oakley is a small rural village with few facilities. Stones Green has no facilities. Bus stops are located

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		opposite the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Great Oakley has a primary school, as does the nearer village of Wix to the north and the local secondary school at Harwich has capacity to accommodate pupils from a development of this size (school transport would be required). The primary schools are not accessible by footpath. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The submission document describes the land as agricultural
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>It is considered that the site could deliver 2 homes and at 0.17ha in area it is not large enough to deliver affordable housing. Stones Green is a hamlet with no development boundary meaning that this site should be treated as within the open countryside. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits. A planning application would be considered on its merits.</p>				

The site is not considered to be sustainable.

Site: 3.27 Land at Sunnyside Cottages, Stones Green, Great Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Great Oakley is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. Stones Green is a hamlet situated to the west of Great Oakley village and is not a defined settlement.</p> <p>Single property and garden land to the west within the built up area of Stone's Green, a small hamlet close to the village of Great Oakley. Site is self contained and well screened. To the rear lies open agricultural land.</p> <p>The Council estimates that the site could accommodate some 3 dwellings if built fronting Stones Green Road to the west of existing property, based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Great Oakley is a small rural village with few facilities. Stones Green has no facilities. Bus stops are located close to the site. Most journeys outside of the settlement will be by private car.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Great Oakley is a small rural village with few facilities. Stones Green has no facilities. Bus stops are located close

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		to the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Great Oakley has a primary school, as does the nearer village of Wix to the north and the local secondary school at Harwich has capacity to accommodate pupils from a development of this size (school transport would be required). The primary schools are not accessible by footpath. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The submission document describes the land as agricultural
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>It is considered that the site could deliver 3 homes and at 0.17ha in area it is not large enough to deliver affordable housing. Stones Green is a hamlet with no development boundary meaning that this site should be treated as within the open countryside. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits. A planning application would be considered on its merits.</p>				

The site is not considered to be sustainable.

Hare Green

-Score summary – Hare Green

File No:	Site Name:	+	-	I/O/? /NA	Score
7.18	Land to rear of Back Lane Hare Green	8	8	19	0
7.19	Land south of Harwich Road Hare Green	7	7	21	0

Site: 7.18 Land to west of Back Lane Hare Green

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The site is greenfield agricultural land currently used for grazing. To the north of the site is a boundary of mature tree planting separating the site from the A120.</p> <p>The Council estimates that the site could accommodate 19 dwellings at a density of 14 dwellings per hectare.</p> <p>Whilst it is recognised that the promotion site is located at the edge of Hare Green village, at the time of writing the adopted development plan did not show a development boundary around this settlement meaning that the site had to be considered as 'greenfield in the countryside'.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Harwich Road some 640m from the proposal site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Harwich Road some 640m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide facilities on site, however a mix of housing types could be provided.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on Greenfield land. The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>The proposal site is a modest undeveloped parcel of land located close to the village of Hare Green. Whilst the site is located close to a village, this does not have a development boundary so that the site must be treated as being within the open countryside which inherently leads to visual intrusion in the landscape. This being said, the site would benefit from some sustainable public transport and the inclusion of affordable housing. The site's size does not allow for community, healthcare or education facilities within it.</p> <p>The site is not considered to be sustainable.</p>				

Site: 7.19 Land south of Harwich Road Hare Green

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The site is currently in employment use for the stationing and servicing of coaches. The site is a brownfield infill site with a parking area to the north of the site, a workshop in the south-west corner of the site and an office along the west boundary.</p> <p>The Council estimates that the site could accommodate 4 dwellings at a density of 12 dwellings per hectare reflecting the density of adjoining property.</p> <p>Whilst it is recognised that the promotion site is located within Hare Green village, at the time of writing the adopted development plan did not show a development boundary around this settlement meaning that the site had to be considered as 'previously developed land in the countryside'.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The nearest bus stop is located on Harwich Road opposite the proposal site.</p> <p>The Council estimate that the allocation of this site to residential would loose between 1 – 99 jobs.</p> <p>The proposed allocation would lead to the loss of jobs in a</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	rural area,
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Harwich Road opposite the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	The site is too small to provide facilities on site or a mix of housing types.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on brownfield land. Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>The promotion site is located within the village of Hare Green which does not have a development boundary (2007 Local Plan) meaning that the site must be treated as within the open countryside. The site is however previously developed and does have some links to sustainable public transport. The modest size of the site would only allow for some 4 dwellings, this would also prevent any affordable housing, community or education facilities being built on site. As the site is currently an employer within the district, the Council believe that the promotion to housing would lead to the los of full time jobs.</p> <p>The site is not considered to be sustainable.</p>				

Harwich, Dovercourt and Little Oakley

Score summary – Harwich, Dovercourt and Little Oakley

File No:	Site Name:	+	-	I/O/? /NA	Score
3.1a	Land at the Quay, Harwich	29	4	10	+ 25
3.1b	Land at the Quay, Harwich	29	4	10	+ 25
3.2	Harwich & Parkeston Football Club, Main Road, Dovercourt	15	8	16	+ 7
3.3	Gashouse Creek, west of A120, Harwich	15	9	18	+ 6
3.4	Delford Site, 606 Main Road, Dovercourt	17	9	13	+ 8
3.5a	Land east of Pond Hall Farm, south of A120, Dovercourt	19	13	12	+ 6
3.5b	Land east of Pond Hall Farm, south of A120, Dovercourt	14	13	14	+ 1
3.6	Land adjoining Owls Oak, Ramsey Road, Dovercourt	13	4	19	+ 9
3.7a	Land north of Harwich Road, Little Oakley	8	14	17	- 6
3.7b	Land north of Harwich Road, Little Oakley	17	7	14	+ 10
3.8	Land between Ramsey & Little Oakley	30	9	9	+ 21
3.9	Land east of Little Oakley Hall, Clacton Road, Little Oakley	15	12	13	+ 3
3.10	Land at Foulton Hall, Harwich Road, Little Oakley	13	9	16	+ 4
3.16	Land at Stouts Garden, Ramsey Road, Dovercourt	13	6	17	+ 7
3.17	Land west of Low Road, Dovercourt	18	7	15	+ 11
3.18	Land south of Low Road, Dovercourt	23	10	11	+ 13
3.20a	Land at Greenfields Farm, south of A120, Dovercourt	16	6	14	+ 10
3.20b	Land at Greenfields Farm, south of A120, Dovercourt	10	8	20	+ 2
3.21	Land off Harwich Road, Little Oakley	18	9	14	+ 9
3.22	Garden land rear of properties in Mayes Lane, Little Oakley	20	1	16	+ 19

Site: 3.1a Land at the Quay, Harwich

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>Harwich is a regeneration area and affordable homes will be delivered.</p> <p>The submission document identifies the site as comprising land and buildings.</p> <p>The Council estimates that the site area is about 0.09 ha. and could accommodate about 60 units as part of a mixed use redevelopment of both sites – 3.1a and 3.1b (to include retail and/or other commercial uses at ground floor).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>Harwich is a regeneration area and permanent jobs will be delivered as part of a mixed-use scheme within the town centre.</p> <p>The Quayside is a tourist destination and the assessment assumes that ground floor commercial use will support the tourism economy.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+	
	Will it enhance the vitality and viability of town centres?	100%	++	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	Although the type of housing might not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The site is in Harwich town centre.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Bus stops are about 100m away and Harwich Town Railway Station is about 550m away.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	+		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	<p>Although the type of housing might not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision.</p> <p>Ratio of GP per residents = 1:1,968</p> <p>Informal surveillance of the Quayside from flats would help to reduce crime or the fear of crime.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	+	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Job creation will help to reduce health and income inequality. The assessment assumes that a mix of housing will be provided.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	O	The assessment assumes that new development will not increase CO2 emissions directly and indirectly due to the nature of occupancy. The score for the CfSH level will depend upon the date of construction. The site is within Flood Zone 3 and therefore at high risk of flooding.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		O
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		-
	Will environmentally protected sites be protected or enhanced?	No net loss		-
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process		++
	Will landscape quality be maintained?	No loss of land with high sensitivity value		++
				Greater housing numbers may place pressure on designated sites due to recreational use.

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site scored highly in the assessment (+25) although the area is in a high risk flood zone and residential use would therefore raise issues of public safety in the event of flooding. Although redevelopment would bring a wide range of significant benefits, these would have to be balanced against the food risk considerations in sustainability terms.				

The site is considered to be sustainable.

Site: 3.1b Land at the Quay, Harwich

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>Harwich is a regeneration area and affordable homes will be delivered.</p> <p>The submission document identifies the site as comprising land and buildings.</p> <p>The Council estimates that the site area is about 0.09 ha. and could accommodate about 60 units as part of a mixed use redevelopment of both sites – 3.1a and 3.1b (to include retail and/or other commercial uses at ground floor).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>Harwich is a regeneration area and permanent jobs will be delivered as part of a mixed-use scheme within the town centre.</p> <p>The Quayside is a tourist destination and the assessment assumes that ground floor commercial use will support the tourism economy.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+	
	Will it enhance the vitality and viability of town centres?	100%	++	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	Although the type of housing might not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The site is in Harwich town centre.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Bus stops are about 100m away and Harwich Town Railway Station is about 550m away.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	+		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	<p>Although the type of housing might not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision.</p> <p>Ratio of GP per residents = 1:1,968</p> <p>Informal surveillance of the Quayside from flats would help to reduce crime or the fear of crime.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	+	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Job creation will help to reduce health and income inequality. The assessment assumes that a mix of housing will be provided.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	O	The assessment assumes that new development will not increase CO2 emissions directly and indirectly due to the nature of occupancy. The score for the CfSH level will depend upon the date of construction. The site is within Flood Zone 3 and therefore at high risk of flooding.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Greater housing numbers may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site scored highly in the assessment (+25) although the area is in a high risk flood zone and residential use would therefore raise issues of public safety in the event of flooding. Although redevelopment would bring a wide range of significant benefits, these would have to be balanced against the food risk considerations in sustainability terms.				

The site is considered to be sustainable.

Site: 3.2 Harwich & Parkeston Football Club, Main Road, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document identifies the site as comprising about 1.3 ha. of land currently in use as a football stadium.</p> <p>The Council estimates that the site area is about 1.32 ha. and could accommodate about 50 units at a density of 40 dwellings per ha.</p> <p>Although within the settlement, the land is classed as greenfield so a score is not applicable.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	The site is close to the edge of the town centre. Bus stops are located adjacent to the site. The nearest railway station is about 700m away.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	Although new housing might not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are located adjacent to the site. The nearest railway station is about 700m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	Although new housing might not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Accessible Green Infrastructure would be required to gain a +. The loss of the football ground would result in the loss of a community facility (N.B. Site 3.18 proposes a new community stadium).
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	-	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. The loss of the football ground would result in the loss of green space.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	--	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Greater housing numbers may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction. Harwich STW was built to accommodate new growth and has surplus capacity.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site scored +7 in the assessment and is located within a walking distance of Dovercourt town centre. Submission site 3.18 includes the relocation of the football ground and this would be essential to prevent permanent loss of a community facility.				
The site is not considered to be sustainable.				



Site: 3.3 Gashouse Creek, west of A120, Harwich

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Harwich is a regeneration area and permanent jobs would be created in both education and tourism.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	++	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	++	The proposal includes training and provision of an educational facility.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	A bus stop is about 100m away and Harwich Town railway station is about 500m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	?	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	New jobs will be created.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The site lies within Flood Zone 3 and is at high risk.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of flooding to	Increase	--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	The SPA and SSSI adjacent would be affected by the development of Bathside Bay.
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	?	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
The site scored +6 in the assessment, which is too low to be considered sustainable. Although it scored highly in terms of education and training, it is in a highly sensitive location adjacent to a designated area and in an area of high flood risk. If these issues can be addressed satisfactorily in a detailed planning application, the proposal might be acceptable.				

The site is not considered to be sustainable.

Site: 3.4 Delford Site, 606 Main Road, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>Harwich is a regeneration area and affordable homes will be delivered.</p> <p>The submission document identifies the site as comprising 4.38 ha. of land described as part industrial and proposes approximately 100 houses as part of a mixed use scheme or 190 dwellings as a solely residential development.</p> <p>The Council estimates that the site area is about 4.44 ha. and could accommodate about 130 units at a density of 30 dwellings per ha. (if the whole site were to be redeveloped for housing).</p> <p>The assessment assumes that at least 100 units will be delivered as a residential scheme.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The nearest bus stops are about 50m away.</p> <p>The assessment assumes that residential redevelopment will result in a loss of jobs.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	--	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stops are about 50m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	<p>The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.</p> <p>Ratio of GP per residents = 1:1,968</p> <p>Any environmental pollution effects from the previous factory use are not known.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0 No reduction Decrease	?	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	The assessment assumes jobs would be lost.
		Decrease		
Improvement in ranking				
Will it promote social cohesion?	Community facility provided or improved	+		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
		Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++
		Increase		
	Will it minimise the risk of	Increase	O/--	

	flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Greater housing numbers may place pressure on designated sites due to recreational use. Over half of the site is greenfield land.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be	No loss of land with high	-	

	maintained?	sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site scored +8 in the assessment which is too low to recommend inclusion in the Site Allocations Document. A permanent loss of jobs would result from redevelopment of the employment site for housing. However, a mixed use scheme would increase the sustainability assessment score.				

The site is not considered to be sustainable.

Site: 3.5a Land east of Pond Hall Farm, south of A120, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document identifies the site as comprising 27.0 ha. of allocated industrial land and that adjacent land to the east (site 3.5b) could accommodate housing.</p> <p>The Council estimates that the site area is about 25.83 ha. and if developed for housing could accommodate about 200 units as part of a mixed-use (predominantly employment-led) scheme. The assessment assumes that at least 100 new homes would be built. The land is currently in agricultural use.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The assessment assumes that the site would include new employment as part of a mixed use scheme.</p> <p>The nearest bus stops are not accessible so a score of – has been given for that reason.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	○	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	--	The nearest bus stops are not accessible so a score of – has been given for that reason.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	--	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	Jobs and Green Infrastructure will be provided.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	Multi-functional Green Infrastructure to increase biodiversity.
		Increase		Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.
	Will it minimise the risk of flooding to	Increase	O / --	The score for the CfSH level will depend upon the date of construction. The northern half of the site lies within a high risk flood zone.

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Greater housing numbers may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site received a low score (+6) in the assessment. Aspects which scored highly include: the large size of the site; its location adjacent to the regeneration area of Harwich/Dovercourt; and the mixed use character of the scheme, which would deliver a large number of homes, including affordable housing, Green Infrastructure and jobs. These would help to reduce inequalities. As the site is adjacent to an Urban Settlement, it would be expected to achieve a high score (++) for accessibility. The assessment includes a low score (-) in three				

cases as the site is not accessible from the nearby bus route. Good access to the bus route would increase the sustainability score to +16. An employment-only scheme would result in a lower sustainability assessment score.

The site is not considered to be sustainable.

Site: 3.5b Land east of Pond Hall Farm, south of A120, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document identifies the site as an area of land.</p> <p>The Council estimates that the site area is about 8.79 ha. and could accommodate about 210 units assuming 7ha. of the site is developed at a density of 20 dwellings per ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The nearest bus stops are not accessible so a score of – has been given for that reason.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	--	The nearest bus stops are not accessible so a score of – has been given for that reason.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	--	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Multi-functional Green Infrastructure to increase biodiversity.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>The northern edge of the site lies within a high risk flood zone. The assessment assumes this will be used for Green</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			Infrastructure.
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site received a low score (+1) in the assessment. As the site is adjacent to an Urban Settlement, it would be expected to achieve a high score (++) for accessibility. The assessment has given a low score (--) in three cases as the site is not accessible from the nearby bus route. Good access to a bus route would increase the sustainability score to +9.				

The site is not considered to be sustainable.

Site: 3.6 Land adjoining Owls Oak, Ramsey Road, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission states that the site is 0.166ha. and gives the use as "Derelict site (previously used for many years as a lorry/trailer storage in connection with port activities)". 2No. dwellings are being promoted.</p> <p>The settlement boundary is nearby to the east and also opposite. The sustainability score for efficiency (given the previous stated use) would normally be –, because the site boundary is not immediately adjacent. However, because the Urban Settlement also extends to the south and further to the west, a score of + is considered to be the most appropriate.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The settlement boundary is nearby to the east and also opposite. The sustainability score for accessibility would normally be –, because the site boundary is not immediately adjacent. However, because the Urban Settlement also extends to the south and further to the west, a score of ++ is considered to be the most appropriate.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	Bus stops are about 150m form the site.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The settlement boundary is nearby to the east and also opposite. The sustainability score for car use would

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		normally be –, because the site boundary is not immediately adjacent. However, because the Urban Settlement also extends to the south and further to the west, a score of ++ is considered to be the most appropriate. Bus stops are about 150m form the site.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Although the amount of housing would not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	New housing may place pressure on designated sites due to recreational use. The submission gives the use as “Derelict site (previously used for many years as a lorry/trailer storage in connection with port activities)”. The assessment score assumes the land to be pdl.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction. Harwich STW was built to accommodate new growth and has surplus capacity.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site would deliver 2 homes and received a high score (+9) in the assessment, taking into account its locational circumstances and accessibility to public transport/settlement boundary. As the site boundary is not directly adjacent to the settlement boundary, strict application of the scoring system would have resulted in a low score. However, the character of the surrounding area is generally built-up, rather than of open countryside, and the Urban Settlement is easily accessible. Alternative, more strategic, sites exist in more sustainable				

locations which would meet housing needs better and which would provide wider community benefits.

The site is not considered to be sustainable.

Site: 3.7a Land north of Harwich Road, Little Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document proposes about 30 houses in conjunction with development of adjacent land, subject of a larger scheme.</p> <p>The Council estimates that the site area is about 1.41 ha. and could accommodate about 30 units at a density of 21 dwellings per ha. (based on the character and density of surrounding development).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The site identified does not have access to Harwich Road.</p> <p>As bus stops are not accessible a score of -- has been given for that reason.</p> <p>If the site was developed in conjunction with the adjacent land, as stated in the submission and access to Harwich</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	Road was then available, a score of ++ would apply. As the Urban Settlement boundary exists to the south, east and west, a O score has been given for the rural economy.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	--	The site identified does not have access to Harwich Road.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		As bus stops are not accessible a score of -- has been given for that reason. If the site was developed in conjunction with the adjacent land, as stated in the submission and access to Harwich Road was then available, scores of ++ for reducing car use and + for sustainable transport would apply.
	Will sustainable modes of transport increase?	Decrease from 2001	--	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Greater housing numbers may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site received a negative score (-6) in the assessment. A site is adjacent to an Urban Settlement would be expected to achieve high scores (+/++) for accessibility to public transport. The assessment has given a low score (--) in three cases as the site is not accessible from the nearby bus route. Good access to a bus route would increase the sustainability score to +5. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 3.7b Land north of Harwich Road, Little Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The Council estimates that the site area is about 6.85 ha. and could accommodate about 90 units at a density of 20 dwellings per ha. (based on the character and density of surrounding development).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Bus stops are located near the site entrance.

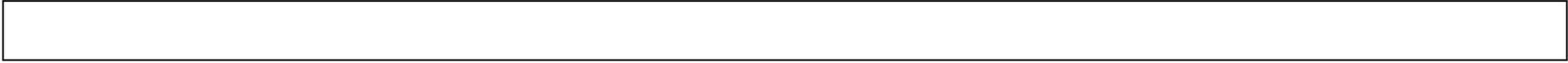
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are located near the site entrance.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Greater housing numbers may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site achieved a high score (+10) in the assessment and could allow the development of adjacent land to the east (Site 3.7a). It also forms part of a much larger site being promoted as Site 3.8 (which would be a major urban extension).				
The site is considered to be sustainable.				



Site: 3.8 Land between Ramsey & Little Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document proposes a major urban extension which could accommodate 1000+ dwellings on 61ha., along with opportunity for a commercial centre and business park.</p> <p>The Council estimates that the site area is about 61ha. and could accommodate about 12000 units if the whole are were to be developed for housing.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>Bus stops are situated in Harwich Road. A development of this size would include its own bus route and the development would be expected to be accessible.</p> <p>The assessment assumes a development of this size would include significant permanent employment and town centre uses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	-	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	++	A development of the size proposed would require a new primary school and additional secondary school provision.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are situated in Harwich Road. A development of this size would include its own bus route and the

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		development would be expected to be accessible.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	<p>A development of the size proposed would require a new primary school and additional secondary school provision.</p> <p>Ratio of GP per residents = 1:1,968</p> <p>A development of this size would require strategic open space.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	A development of this size would require provision of or improvement to a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
		Increase		
		Will it minimise the risk of flooding to	Increase	O/--

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	New housing may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction. Harwich STW was built to accommodate new growth and has surplus capacity.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could deliver over 1000 new homes, including affordable housing, and new Green Infrastructure. The sustainability score is high (+21), and the scale of development proposed would be a major extension of an Urban Settlement. The score assumes the creation of a significant number of new jobs and delivery of educational, health and community facilities.				

The site is considered to be sustainable.

Site: 3.9 Land east of Little Oakley Hall, Clacton Road, Little Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document identifies the site as comprising about 8.2ha. of agricultural land and considers the land has a capacity of 246 units (at a density of 30 dwellings per ha.) and could also be used for education and health provision and Green Infrastructure for recreational and open space uses.</p> <p>The Council estimates that the site area is about 8.35 ha. and could accommodate about 150 units at a density of 20 dwellings per ha. to include 10% open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Bus stops are about 400m away across a field.

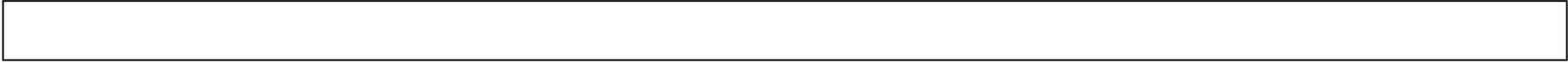
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Bus stops are about 400m away across a field.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	Although the amount of housing would not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	New housing may place pressure on designated sites due to recreational use. The site borders a Scheduled Ancient Monument
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction. Harwich STW was built to accommodate new growth and has surplus capacity.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could deliver about 150 homes including affordable housing. However, it received a low score (+3) in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				
The site is not considered to be sustainable.				



Site: 3.10 Land at Foulton Hall, Harwich Road, Little Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document identifies the site as being suitable for local affordable housing.</p> <p>The Council estimates that the site area is about 0.47 ha. and could accommodate 10 units at a density of 21 dwellings per ha. The land is currently agricultural and close to the edge of the settlement.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The settlement boundary is nearby to the west and also opposite. The sustainability score for accessibility would normally be -, because the site boundary is not immediately adjacent. However, because of the Urban Settlement boundary, a score of ++ is considered to be the most appropriate.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	Bus stops are about 400m away
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	Although the amount of housing would not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	Although the amount of housing would not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	New housing may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction. Harwich STW was built to accommodate new growth and has surplus capacity.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site could deliver 10 homes for affordable housing. However, it received a low score (+4) in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits. A planning application would be treated on its merits.				

The site is not considered to be sustainable.

Site: 3.16 Land at Stouts Garden, Ramsey Road, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document identifies the site as comprising 0.937 ha. of land described as derelict and proposes approximately 35 houses (to be in keeping with the surrounding development) including some social housing.</p> <p>The Council estimates that the site area is about 0.93 ha. and could accommodate about 28 units at a density of 30 dwellings per ha. (a density already permitted on this site and including the dwellings that already have outline planning permission – about 15 units).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Bus stops are about 150m from the site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are about 150m from the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site did not receive a high score in the assessment (+7) although it could deliver about 28 dwellings, including affordable housing. The site scored highly in terms of location and access. However, the submission site area is too small to provide enough Green Infrastructure to make development more sustainable. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 3.17 Land west of Low Road, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The Council estimates that the site area is about 14.37 ha. and could accommodate about 390 units at a density of 30 dwellings per ha. (based on the character and density of existing development to the east) and the development of 13ha. (90%) of the site for housing.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Bus stops are located about 300m away.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are located about 300m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Harwich STW was built to accommodate new growth and has surplus capacity.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site scored highly in the assessment (+11) and although largely in the open countryside, the north boundary is located adjacent to the built up area. Although the site scores highly in many areas, it is less sustainable in terms of landscape sensitivity and flood risk (half of the site is within Flood Zone 3).				

The site is not considered to be sustainable.

Site: 3.18 Land south of Low Road, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The submission document identifies the site for proposed use as a community football stadium, mixed use leisure, hotel and residential development.</p> <p>The Council estimates that the site area is about 16.16 ha. and could accommodate about 240 units at a density of 30 dwellings per ha. (based on the character and density of existing development to the north) and the development of 8ha. for housing (50% of the site). The community football stadium would replace the existing football ground in Dovercourt (see site 3.2).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Bus stops are sited about 600m away.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+	
	Will it enhance the vitality and viability of town centres?	100%	O/-	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Bus stops are sited about 600m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O / --	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site scored highly in the assessment (+13) and although in the open countryside is located immediately to the south of the built up area. Although the site scores highly in many areas, and the mixed use aspects of the scheme would bring particular benefits, it is less sustainable in terms of landscape sensitivity and flood risk (half of the site is within Flood Zone 3).				

The site is not considered to be sustainable.

Site: 3.20a Land at Greenfields Farm, south of A120, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The Council estimates that the site area is about 1.83 ha. and could accommodate about 56 units at a density of 34 dwellings per ha. based on the character and density of existing development to the south and 10% open space.</p> <p>The land is currently agricultural, including former farm buildings.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Bus stops are located near the site entrance.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are located near the site entrance.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school. Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.</p> <p>Multi-functional Green Infrastructure to increase biodiversity.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site did not receive an extraordinary high score in the assessment (+10) although it could deliver about 28 dwellings, including affordable housing. The site scored highly in terms of location and access. However, the submission site area is too small to provide enough Green Infrastructure to make development more sustainable. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 3.20b Land at Greenfields Farm, south of A120, Dovercourt

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>The site is being promoted for employment use.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	++	The Council estimates the site area is about 1.67ha. Bus stops are located near the site entrance of adjacent Site A.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	Although not a training proposal, new employment would provide training opportunities.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are located near the site entrance of adjacent Site A.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities		0	
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease		I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	?	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. The northern edge of the site lies within a high risk flood zone.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of flooding to	Increase	O/--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	--	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
The site gained a low score (+2) in the assessment which is too low to justify allocation.				
The site is not considered to be sustainable.				

Site: 3.21 Land off Harwich Road, Little Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>Area of open land currently in agricultural use located on the edge of Little Oakley (part of the wider Harwich and Dovercourt built up area). Existing residential development lies to the west and south and open agricultural land lies to the north. Open space lies to the east but beyond this is further residential development.</p> <p>The Council estimates that the site could accommodate some 90 dwellings at a density of 20 dwellings per hectare based on the character and density of existing development to the west and the development of 4.45 ha (65%) of the site for housing. The site promoter proposes to gift the remaining area to Little Oakley Youth Football Club for use as open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	As the Urban Settlement boundary exists to the south, east and west, an O score has been given for the rural economy.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	The amount of new housing would result in an increased demand for primary school places and the cumulative effect of new housing allocations would require additional places and might require provision of a new primary school.
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	As bus stops are not accessible a score of -- has been given for that reason.

international gateways	Will sustainable modes of transport increase?	Decrease from 2001 <1.00 Increase	--	
	Will it promote development of the ports?	0	0	
	5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities No school has a projected deficit of school places within the next 5 years <2,000 patients per GP	
Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++		
Will it reduce actual crime and the fear of crime?	Decrease Decrease	I		
Will it reduce pollution (including air,	0	0		
	No reduction			

	water, soil, noise, vibration and light)?	Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Site provides green infrastructure. Site provides a mix of housing types and a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible green space to allow the	Increase	++	

	dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	Greater housing numbers may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent use of natural resources	Does it minimise waste and increase	60% recycling by 2020	?	Harwich STW was built to accommodate new growth and has surplus capacity.

	rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously undeveloped site is located adjacent to an 'urban centre' and as such one would expect this site to have some links to public transport, however this is not the case. The site is relatively close to a European site and is within a protected green gap (adopted development plan 2007). The size of site means that it may accommodate some ninety dwellings and there will be space for affordable housing and green space. The promoter also wishes to incorporate community facilities. The site is not considered to be sustainable.				

Site: 3.22 Garden land rear of properties in Mayes Lane, Little Oakley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey) is classed as an Urban Settlement. These settlements will be the main focus for new growth in the district.</p> <p>Site is comprised of the rear gardens of properties fronting Mayes Lane. The land is surrounded to the north east and south by residential development. The 2 Villages Primary School lies to the west. The site is also located adjacent to an area allocated for community uses (Development Plan 2007).</p> <p>Request for land to be included within the Settlement Development Boundary which could provide 40 dwellings based on the density of surrounding development if the whole area above was made available for development (assuming only 90% would be developed for housing).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The site is located adjacent to the development boundary of an 'urban' settlement.</p> <p>Bus stops are located opposite the site</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	Although the amount of housing would not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stops are located opposite the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?	Although the amount of housing would not result in a significant demand for primary school places, the cumulative effect of new housing allocations might require new provision. Some site specific open space may be promoted as part of this promotion.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The site could provide affordable housing and green infrastructure.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The score for the CfSH level will depend upon the date of construction.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	New housing may place pressure on designated sites due to recreational use.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction. Harwich STW was built to accommodate new growth and has surplus capacity.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously developed site is located adjacent to an 'urban' settlement; it has some links to sustainable public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The size of site means that it may accommodate some forty dwellings and there may be space for affordable housing and green space on site. There is				

however no space for community facilities, education or healthcare services on site.

The site is considered to be sustainable.

Kirby-le-Soken

Score summary – Kirby-le-Soken.

File No:	Site Name:	+	-	I/O/? /NA	Score
2.19	Garden land rear of 7-19 The Street, Kirby-le-Soken	12	5	19	+ 7
2.20	Brickbarns, Walton Road, Kirby-le-Soken.	10	3	21	+ 7
2.21	Land south of The Street, Kirby-le-Soken	6	8	20	- 2
2.31	Land North of Walton Road, Kirby-le-Soken	9	9	17	0

Site: 2.19 Garden land rear of 7-19 The Street, Kirby-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Kirby-le-Soken is classified as an 'Other Rural Settlement' and limited in the provision of services and facilities. Development in these areas is limited to infill and small-scale development on the edge of the village.</p> <p>This site is approximately 0.48ha and has the potential capacity of up to 7 dwellings. It was previously used as a Turkey farm but was closed approximately 21 years ago and subsequent applications for a nursery, caravan park and car breakers have all been refused by the council.</p> <p>The entrance to the site and the existing dwelling is located within the Settlement Development Boundary with the disused buildings and the rest of the proposed development site in the designated Local Green Gap (Policy EN2, Adopted Proposals Map 2007)</p> <p>The site is large enough to accommodate a mix of housing.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	<p>The nearest bus stop is approximately 300m away and the nearest train station is less than 2km away. The nearest bus stop provides a journey time of 11 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide employment opportunities. The development of this site would support the local rural economy and the primary school.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	Kirby Primary School has the capacity to accommodate pupils from a development of this size. Although there is a footpath from the development site to the Primary School, it is a distance of 1.3km. There is public transport directly to the school, but it is assumed that the majority of journeys would be made by car.
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined		The nearest bus stop is approximately 300m away and the

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process	O	<p>nearest train station is less than 2km away with an approximate journey time of 5 minutes by car. The nearest bus stop provides a journey time of 11 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide employment opportunities.</p> <p>Although there are public transport options, Kirby-le-Soken has a limited range of services and facilities and it is assumed that the majority of journeys outside of the settlement would be by private car.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	<p>There is contaminated land within the site and the possibility of contamination from farm buildings but this issue would be resolved at Development Control Stage.</p> <p>The design of the development would need to include measures such as 'Secure by Design' to design out crime.</p> <p>Although there are no proposals for site specific open space, the development would make a contribution to Open Space through Section 106 agreement or CIL. There is an opportunity to enhance a public footpath to the south which follows the southern boundary of the site.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease	O		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing would help to contribute to social cohesion
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained SuDS would also have to be incorporated into the development as there is some risk of surface water flooding
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		
	Will it minimise	Increase	0	

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		O
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		N/A
	Will environmentally protected sites be protected or enhanced?	No net loss		O
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process		++
	Will landscape	No loss of land		
				<p>The site adjoins the boundary to a conservation area and is adjacent to Churchyard of the Church of St. Michael which is a Grade II* listed building which adjoins the site on the western boundary. The site is also close to The Old Vicarage (Grade II) and The Red Lion Pub (Grade II).</p> <p>Previous applications for residential use have been refused although at appeal the appeal inspector made comment that that a smaller well planned and designed development would not be detrimental to the setting of the adjoining listed building or the conservation area.</p>

	quality be maintained?	with high sensitivity value	++	<p>Although the site borders the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape would potentially be mitigated by existing trees along the boundaries and the majority of the surrounding area being built up.</p> <p>There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.</p>
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Kirby-le-Soken lies within the Walton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
Increase				
SUMMARY				

This brownfield site offers the potential to provide a development of approximately 7 dwellings to help sustain a rural settlement and its local economy. It offers close links with Frinton-on-Sea and Kirby Cross and frequent and regular bus services to these settlements. However, despite this provision of public transport, there is an assumption that there would be a heavy dependence on the private car for outside journeys.

The entrance to the site is already within the Settlement Development Boundary (SDB) and so would require an extension to the SDB to encompass the whole site.

The development proposal offers an enhancement to a site that has previously been developed and would reduce the need to use greenfield land for development

The site is not considered to be sustainable.

Site: 2.20 Brickbarns, Walton Road, Kirby-le-Soken.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Kirby-le-Soken is classified as an 'Other Rural Settlement' and limited in the provision of services and facilities. Development in these areas is limited to infill and small-scale development on the edge of the village.</p> <p>This site is approximately 0.45ha and has the potential capacity as a housing development of up to 6 dwellings or as an employment site. The site is currently vacant land with redundant timber framed agricultural barns.</p> <p>Directly adjacent to the site's western boundary is the Settlement Development Boundary and to the north of the site is the Coastal Protection Belt (Policy EN3, Adopted Proposals Map 2007). The site is located within the designated Local Green Gap (Policy EN2, Adopted Proposals Map 2007).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	<p>The nearest bus stop is approximately 50m away and the nearest train station is approximately 2.5km away. The nearest bus stop provides a journey time of 15 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide employment opportunities. The development of this site</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>would support the local rural economy and the primary school.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+ / ++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	<p>The site is located approximately 2 km from Kirby Primary School and approximately 1 km from Hamford Primary School. Kirby Primary School has the capacity to accommodate pupils from a development of this size although Hamford Primary School requires expansion.</p> <p>Although there is a footpath from the development site to</p>
		Decrease on the last published figure		

				the Primary Schools and access to public transport directly to the schools, it is assumed that the majority of journeys would be made by car.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	O	The nearest bus stop is approximately 50m away and the nearest train station is approximately 2.5km away with a journey time of approximately 4 minutes by car. The nearest bus stop provides a journey time of 15 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide employment opportunities. Although there are public transport options, Kirby-le-Soken has a limited range of services and facilities and it is assumed that the majority of journeys outside of the settlement would be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001 <1.00	O	
		Increase		
Will it promote development of the ports?	0	N/A		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	There is possibility of contamination from farm buildings and activities but this issue would be resolved at Development Control Stage. The design of the development would need to include measures such as 'Secure by Design' to design out crime. Although there are no proposals for site specific open space, the development if brought forward for housing would make a contribution to Open Space through Section 106 agreement or CIL.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and	Increase in total area and performance		

	new public space be created?	against GI standards set out in the Open Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	If the site was brought forward as an employment site it would contribute to income equality in rural areas.
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of

	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016. Increase	+ / I	<p>sustainability that can be attained.</p> <p>Although the site has previously been developed on, the impact of development on the ecology of the site may need to be assessed and appropriate measures to enhance the site may be required.</p>
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Although the site borders the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape would potentially be mitigated by</p>
	Will	No net loss		

	environmentally protected sites be protected or enhanced?		O	<p>existing trees along the boundaries and the majority of the surrounding area being built up.</p> <p>The use of brownfield land and of redundant farm buildings encourages a diverse rural economy which will help to protect greenfield land.</p> <p>There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.</p>
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Kirby-le-Soken lies within the Walton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / I	

		Increase		
SUMMARY				
<p>This brownfield site offers the potential to provide a development of approximately 6 dwellings or an employment site to help sustain a rural settlement and its local economy. It offers close links with Frinton-on-Sea and Kirby Cross and frequent and regular bus services to these settlements. However, despite this provision of public transport, there is an assumption that there would be a heavy dependence on the private car for outside journeys.</p> <p>The site is adjacent to the Settlement Development Boundary (SDB) and so would require an extension to the SDB to encompass the whole site.</p> <p>The development proposal offers an enhancement to a site that has previously been developed and would reduce the need to use greenfield land for development.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.21 Land south of The Street, Kirby-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Kirby-le-Soken is classified as an 'Other Rural Settlement' and limited in the provision of services and facilities. Development in these areas is limited to infill and small-scale development on the edge of the village.</p> <p>The two sites in total are approximately 0.51ha and have the potential capacity of up to 4 dwellings. The two sites are on greenfield land adjacent to the Kirby-le-Soken Conservation area (Policy EN17, Adopted Proposals Map 2007)</p> <p>The two sites are outside of the Settlement Development Boundary.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>The nearest bus stop is approximately 600m away and the nearest train station is less than 2.3km away. The nearest bus stop provides a journey time of approximately 19 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>employment opportunities. The development of this site would support the local rural economy and the primary school.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	<p>Kirby Primary School has the capacity to accommodate pupils from a development of this size.</p> <p>Although there is a footpath from the development site to the Primary School, it is a distance of 1.6km. There is public transport directly to the school, but it is assumed that the majority of journeys would be made by car.</p>
		Decrease on the last published figure		

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	○	<p>The nearest bus stop is approximately 600m away and the nearest train station is less than 2.3km away with an approximate journey time of 5 minutes by car. The nearest bus stop provides a journey time of 19 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide employment opportunities.</p> <p>Although there are public transport options, Kirby-le-Soken has a limited range of services and facilities and it is assumed that the majority of journeys outside of the settlement would be by private car.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	○		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	○	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime.</p> <p>Although there are no proposals for site specific open space, the development would make a contribution to Open Space through Section 106 agreement or CIL.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

	Will it reduce actual crime and the fear of crime?	Decrease	O	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The impact on this objective is neutral
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site adjoins the boundary to a conservation area and is located opposite to Norton's Barn a Grade II listed building. There are a number of other listed buildings in the surrounding area.</p> <p>The site is close to the Hamford Water Living Landscapes area and to open countryside with only low hedging as a screen. The impact on the landscape and on the dispersed character of the settlement from this development could</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		potentially be quite high.
	Will landscape quality be maintained?	No loss of land with high sensitivity value	- / - -	There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Kirby-le-Soken lies within the Walton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW.
	Will water quality be maintained or improved?	No reduction	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				

These combined Greenfield sites offer the potential to provide a development of approximately 4 dwellings. It offers close links with Frinton-on-Sea and Kirby Cross and frequent and regular bus services to these settlements. However, despite this provision of public transport, there is an assumption that there would be a heavy dependence on the private car for outside journeys. The sites are outside of the Settlement Development Boundary (SDB) and so would require an extension to the SDB. They are also adjacent to the conservation area of Kirby-le-Soken.

The site is not considered to be sustainable.

Site: 2.31 Land North of Walton Road, Kirby-le-Soken.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Kirby-le-Soken is classified as an 'Other Rural Settlement' and limited in the provision of services and facilities. Development in these areas is limited to infill and small-scale development on the edge of the village.</p> <p>An area of open grassed land immediately adjacent to the north of the built up area of Kirby-le-Soken. Site lies behind the rear gardens of properties fronting Malting Lane and The Street. The site is well enclosed by trees and shrubs but beyond this to the north lies open agricultural land and open views across Hamford Water.</p> <p>The Council estimate that the site could accommodate some 32 dwellings assuming up to 90% of the whole site is developed at a density of 20 dwellings per hectare, which would be compatible</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	<p>The nearest bus stop is approximately 50m away and the nearest train station is approximately 2.5km away. The nearest bus stop provides a journey time of 15 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide employment opportunities. The development of this site</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>would support the local rural economy and the primary school.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	<p>The site is located approximately 2 km from Kirby Primary School and approximately 1 km from Hamford Primary School. Kirby Primary School has the capacity to accommodate pupils from a development of this size although Hamford Primary School requires expansion.</p> <p>Although there is a footpath from the development site to</p>
		Decrease on the last published figure		

				the Primary Schools and access to public transport directly to the schools, it is assumed that the majority of journeys would be made by car.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	O	The nearest bus stop is approximately 50m away and the nearest train station is approximately 2.5km away with a journey time of approximately 4 minutes by car. The nearest bus stop provides a journey time of 15 minutes to the town centre of Frinton-on-sea. Frinton-on-Sea is defined as an 'Urban Settlement' and could provide employment opportunities. Although there are public transport options, Kirby-le-Soken has a limited range of services and facilities and it is assumed that the majority of journeys outside of the settlement would be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
Will it promote development of the ports?	0	N/A		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	The design of the development would need to include measures such as 'Secure by Design' to design out crime. Although there are no proposals for site specific open space, the development if brought forward for housing would make a contribution to Open Space through Section 106 agreement or CIL.
		No school has a projected deficit of school places within the next 5 years		
	<2,000 patients per GP			
Will existing public space be retained and new public space be	Increase in total area and performance against GI standards set out		+	

	created?	in the Open Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The site could provide green infrastructure. The site is large enough to promote a mix of dwelling types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	The site borders the Hamford Water Living Landscapes area, which will need careful consideration. The site is 'greenfield'.
	Will environmentally protected sites	No net loss	-	

	be protected or enhanced?			<p>There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.</p> <p>Post Office house; a Grade II listed building is located to the west of the site. The Kirby Conservation Area also adjoins the site to the south.</p>
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Kirby-le-Soken lies within the Walton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
SUMMARY				
<p>This brownfield site offers the potential to provide a development of approximately 32 dwellings to help sustain a rural settlement. It offers close links with Frinton-on-Sea and Kirby Cross and frequent and regular bus services to these settlements. However, despite this provision of public transport, there is an assumption that there would be a heavy dependence on the private car for outside journeys.</p> <p>The site is adjacent to the Settlement Development Boundary (SDB) and so would require an extension to the SDB to encompass the whole site.</p> <p>The site, as well as open market dwellings could accommodate an element of affordable housing and some green open space. The site is however, close to a European site and an undeveloped area of land. There is also a listed building and a conservation area close to the site.</p> <p>The site is not considered to be sustainable.</p>				

Lawford, Manningtree and Mistley

Score summary – Lawford, Manningtree & Mistley

File No:	Site Name:	+	-	I/O/? /NA	Score
4.1	Fire Station, Quay Street, Manningtree	19	5	18	+ 14
4.2	Land at Dale Hall, Lawford	26	4	11	+ 22
4.3	Land off Colchester Road, Lawford	15	5	18	+ 10
4.4	Land off Trinity Road, Mistley	13	7	19	+ 6
4.5	Land south of Long Road, Mistley	27	6	12	+ 21
4.6	Land east of Bromley Road and north of Dead Lane, Lawford	29	4	12	+ 25
4.7	Baltic Wharf	15	11	14	+ 4
4.8	Secret Bunker Mistley	14	9	15	+ 5
4.9	Slightly Orange Cottage	5	6	22	- 1
4.10	Land south of Horsley Cross	12	8	18	+ 4
4.17	Land west of Clacton Road, Mistley	13	5	20	+ 8
4.18	Land adjacent to the Stourview Estate, Mistley	21	10	12	+ 11
4.19	Land west of Horsley Cross roundabout	11	8	18	+ 3
4.20	Land at Mistley Park Place	19	8	11	+ 11
4.22	EDME	19	11	13	+ 8
4.23	Land off Anchor Lane	5	14	19	- 9
4.24	Land north of Fairview, Mistley Heath	5	17	17	- 12
4.25	Land at the Pightle, Mistley Heath	5	17	17	- 12

Site: 4.1 Fire Station, Quay Street, Manningtree

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. The submission site could deliver new homes within the town centre. The site lies within the town centre and is currently in use as a fire station. No affordable housing could be accommodated on site.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	+?	An education contribution might be required.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London mainline railway station at

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located nearby. Town centre site.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Contribution to equipped children's play area to be provided off site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Contribution to equipped children's play area to be provided off site.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	Scope to enhance biodiversity exists.
	Will environmentally protected sites be protected or enhanced?	No net loss	+	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	I	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site is brownfield land and in a town centre location. The existing use is not an essential town centre use and redevelopment for housing purposes would be sustainable in terms of access to facilities. However, the site is in a high risk flood zone 3. Although there are other residential properties nearby, further new housing in a high flood risk area would compound any problems should flooding occur.				

The site is in a high flood risk area and is also too small to warrant specific inclusion in the Local Plan for housing. As alternative, more strategic, sites exist and would not place future residents at risk of flooding; it is not recommended that the site be allocated for housing.

The site is not considered to sustainable.

Site: 4.2 Land at Dale Hall, Lawford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district.</p> <p>The site would deliver: 100+ homes, including affordable housing; small business units; multi-functional Green Infrastructure and could contribute to improved educational and healthcare facilities.</p> <p>Whilst most of the land is greenfield, some is brownfield.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>New jobs will be created with the conversion of existing farm buildings to new starter/small business units. Also, any related expansion of education and healthcare facilities may result in additional employment opportunities.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score, as it is not a</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	town centre use.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The site is adjacent to Manningtree High School. Improvements to GI and sports ground provision will increase outdoor learning.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London-Norwich mainline railway

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		station at Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located about 50m away in Colchester Road.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Although mostly greenfield, part of the site is currently used as a farm. It is not known whether there are any related contamination issues. Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Existing public footpaths to be incorporated to encourage access to the town centre and adjacent areas of countryside. Potential for new cycle path to be included.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Access opportunities to open countryside RoW network, including the Tendring Way long distance footpath. Provision of healthcare facilities would increase the score.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Multi-functional Green Infrastructure to increase biodiversity.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
	Will sustainable design and construction techniques be employed?	Increase	+ / ++	Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat. The score for the CfSH level will depend upon the date of construction.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	+	Dale Hall is a Grade II listed building. The building and its setting should be preserved and enhanced by development. The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development. Long distance views exist from the north across the valley towards the site. The setting of the AONB must be respected by any development, including retention of significant areas of natural/semi-natural greenspace.
	Will environmentally protected sites be protected or enhanced?	No net loss	+	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site would provide a significant amount of new housing and some new employment, along with new Green Infrastructure, including improved access and has scope for improvements to biodiversity. It scored highly (+22) in the assessment. This score would increase if biodiversity is enhanced. The separation of existing urban areas would be protected. The setting of the Grade II listed building Dale Hall should be protected as should the wider setting of the Suffolk Coast and Heaths AONB. The site is conveniently located for access by foot				

to Manningtree station and scope exists to enhance the local footpath network and the Essex Way long-distance route.

The site is considered to be sustainable.

Site: 4.3 Land off Colchester Road, Lawford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district.</p> <p>The submission site could deliver approximately 15 homes and multi-functional Green Infrastructure and contribute to improved community facilities, including equipped play space.</p> <p>Although largely greenfield, the site includes an element of brownfield land (compound used for oil storage tank - removed).</p> <p>An outline planning application has been submitted for 15 dwellings (11/00530/OUT).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London mainline railway station at

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located nearby.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Although mostly greenfield, part of the site has been used to house an oil tank (now removed). It is not known whether there are any related contamination issues. Green Infrastructure, including opportunities for multi-functional GI with children's play space to be provided on/off site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Green Infrastructure, including opportunities for multi-functional GI with children's play space to be provided on/off site.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Multi-functional Green Infrastructure to increase biodiversity. Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Most of site is undeveloped green space. Scope to preserve or enhance biodiversity exists. The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
Development of this small site for new housing could detract from the otherwise open rural setting to the town.				
As alternative, more strategic, sites exist which would better meet housing needs and which would provide community benefits whilst not adversely affecting the setting of the settlement.				

The site is not considered to sustainable.

Site: 4.4 Land off Trinity Road, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district.</p> <p>The submission site could deliver approximately 15 homes and multi-functional Green Infrastructure and contribute to improved community facilities, including equipped play space.</p> <p>An outline planning application has been submitted for 15 dwellings (11/00530/OUT).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O/+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O/+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London mainline railway station at

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located nearby.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Although mostly greenfield, part of the site has been used to house an oil tank (now removed). It is not known whether there are any related contamination issues. Green Infrastructure, including opportunities for multi-functional GI with children's play space to be provided on/off site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Green Infrastructure, including opportunities for multi-functional GI with children's play space to be provided on/off site.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Multi-functional Green Infrastructure to increase biodiversity. Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Most of site is undeveloped green space. Scope to preserve or enhance biodiversity exists.</p> <p>The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The development site is located on undeveloped land which currently forms a Green Gap. Whilst it is recognised that employment opportunities will be created from such a scheme and the area is well served by public transport links, these factors do not overcome the environmental issues detailed above. The site achieved a relatively low score.				

The site is not considered to sustainable.

Site: 4.5 Land south of Long Road, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. The site would deliver approximately 100+ homes, multi-functional Green Infrastructure and contribute to improved educational and healthcare facilities.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	New jobs will be created with the conversion of existing farm buildings to new starter/small business units. Also, any related expansion of education and healthcare facilities may result in additional employment opportunities. Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	centre use.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The site is adjacent to Lawford Primary School and close to Manningtree High School.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London mainline railway station at

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located nearby.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Existing public footpaths to be incorporated to encourage access to the town centre and adjacent areas of countryside. New cycle path to be included.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Access opportunities to open countryside RoW network.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	Multi-functional Green Infrastructure to increase biodiversity. Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	++	The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development. Long distance views exist from the north across the valley towards the site. The setting of the AONB must be respected by any development, including retention of significant areas of natural/semi-natural greenspace.
	Will environmentally protected sites be protected or enhanced?	No net loss	++	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site would provide a significant amount of new housing, including affordable housing. The site could also accommodate some new Green Infrastructure and including improved access and improvements to biodiversity. The site has issues with regard to capacity at the nearest sewage treatment plant and the fact that it is a Greenfield site. However, these factors do not override the generally positive sustainable features.				

The site is considered to sustainable.

Site: 4.6 Land east of Bromley Road and north of Dead Lane, Lawford

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. The site would deliver approximately 100+ homes, multi-functional Green Infrastructure and contribute to improved educational and healthcare facilities.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	New jobs will be created with the conversion of existing farm buildings to new starter/small business units. Also, any related expansion of education and healthcare facilities may result in additional employment opportunities. Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	centre use.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	The site is adjacent to Lawford Primary School and close to Manningtree High School.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London mainline railway station at

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located nearby.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Existing public footpaths to be incorporated to encourage access to the town centre and adjacent areas of countryside. New cycle path to be included.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	Green Infrastructure, including opportunities for multi-functional GI and children's play space to be provided on site. Access opportunities to open countryside RoW network.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	Multi-functional Green Infrastructure to increase biodiversity. Orientation of buildings and design of roofs to include opportunities for solar panels. Opportunity for geothermal heat.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	++	The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development. Long distance views exist from the north across the valley towards the site. The setting of the AONB must be respected by any development, including retention of significant areas of natural/semi-natural greenspace.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This large previously undeveloped site is located adjacent to an 'Urban Centre' and as such has good links to public transport in the form of a local bus service and mainline rail services. The proposed development is located in a highly sensitive location as far as visual intrusion is concerned, also close to an area of proposed extension to an AONB; any development in this location will have to pay particular regard to these landscape issues.				

The size of site means that it may accommodate some three hundred dwellings, there will be space for affordable housing and multifunctional green space. The site also has potential for employment, education and healthcare facilities on site.

The site is considered to be sustainable.

Site: 4.7 Land adjacent to Baltic Wharf, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district.</p> <p>The submission site could deliver approximately 13 homes and leisure uses (quay and jetty, moorings and small boat repair).</p> <p>The northern portion of the site immediately adjacent to the river is used for small boat repair and leisure uses and there are a number of buildings / structures associated with those uses. The remainder of the site is largely undeveloped and heavily vegetated. Immediately to the west lies Mistley Port and the railway separates the site from the main built up area of Mistley. To the east lies a large private residence and grounds, beyond which is open countryside.</p> <p>The Council estimate that the site could accommodate some 13 dwellings and leisure uses (quay and jetty moorings and small boat repair).</p> <p>Application 12/00111/FUL was refused by the Council in July 2012 for the erection of 2 no. dwellings.</p> <p>Application 09/01033/FUL for a mixed use development including the erection of 13 dwellings remains undetermined by the Council.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	

2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>Employment may be retained if the leisure use is brought forward.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p> <p>The site is not located within a Regeneration Area (Clacton, Harwich and Jaywick).</p>
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O		
		Decrease on the last published figure			
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London mainline railway station at Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. Bus stops are located nearby	
		Decrease from 2001			++
	Will sustainable modes of transport increase?	Increase			
Will it promote development of the ports?	0	--			
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	The site is located within an area of contaminated land.	
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and	Increase in total area and performance	+		

	new public space be created?	against GI standards set out in the Open Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	Jobs possibly retained. Site is large enough to accommodate a mix but with no facility.
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels.

	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	0	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	The site is located within the Stour Valley system which is highly sensitive to visual change.
	Will	No net loss	--	

	environmentally protected sites be protected or enhanced?			The development site is located adjacent to a Special Protection Area (north) and within the extension to the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty. The site is also located within a Coastal Protection Belt and close to the Mistley conservation area.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	
	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. Developer claims that the development can be commenced prior to 2016, however this can only be proved during construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
SUMMARY General Evaluation				
<p>This previously undeveloped site is located adjacent to an 'Urban Centre' and as such has good links to public transport in the form of a local bus service and mainline rail services. The proposed development is located in a highly sensitive location; being within the proposed extension to an AONB, close to a SPA and within a Coastal Protection Belt, any development in this location will have to pay particular regard to these landscape issues.</p> <p>The size of site means that it may accommodate some thirteen dwellings, there will be space for affordable housing and some green space. The site does not have potential for community facilities, education and healthcare services on site. There may be potential to sustain or enhance employment on site should the leisure element remain.</p> <p>The site is not considered to be sustainable.</p>				

Site: 4.8 Land south of Harwich Road, adjoining Secret Bunker, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The development proposed a mixed use scheme comprising residential, allotments and leisure facilities.</p> <p>Within the site to the south is the Mistley Secret Bunker, a Grade II listed building.</p> <p>Application 12/00109/FUL for the erection of 23 dwellings on this site has been submitted to the Council.</p> <p>The site is located within an area of coastal protection belt and green gap (as defined within the 2007 Local Plan) The site is also located within an area protected for existing recreational open space, (local Plan Policy 2007)</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	○	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest bus stop is located opposite the site on Harwich Road. Mistley train station is located some 640m

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		to the northwest of the site.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	Site whilst not contaminated itself, has an area of contamination to the south.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	-	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	0	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Whilst part of the promotion site adjoins the defined settlement boundary, the majority protrudes southwards meaning that there will be some detrimental impact will occur within the Stour Valley system which is highly sensitive to visual change.</p> <p>There is a Grade II listed building on site and the site adjoins a area of land proposed for an extension to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (LP 2007)..</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
<p>SUMMARY General Evaluation</p>				
<p>This previously undeveloped site is located adjacent to an 'Urban Centre' and as such has good links to public transport in the form of a local bus service and mainline rail services. The proposed development is located in a highly sensitive location and has a Grade II listed building within it. Any development in this location will have to pay particular regard to landscape and heritage issues.</p>				

The size of site means that it may accommodate some twenty-three dwellings, there will be space for affordable housing and some green space. The site does not have potential for community facilities, education and healthcare services on site.

There is also an area of contaminated land close to the site.

The site is not considered to be sustainable.

Site: 4.9 Land adjoining Slightly Orange Cottage, Mistley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Site located in open countryside remote from settlements.</p> <p>Pre-application (11/50168/PREAPP) for erection of single dwelling concluded that officer support not forthcoming on remote location grounds.</p> <p>Site could accommodate a single dwelling.</p> <p>No affordable housing could be accommodated on site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is undeveloped land in the form of a side garden well away from any development boundaries. There is however good access to public transport.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is located away from developments such as Mistley or Manningtree to the north.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The nearest bus stop is located some 35m away from the proposal site.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	-/+	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY				
General Evaluation				
<p>This extremely modest, previously developed site is located in the open countryside. Due to its remote location the site has some slight links to public transport in the form of local bus services near the site. Any development will also be visually intrusive into the open countryside. The modest size of site means that it may only accommodate a single dwelling with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.</p>				

The site is not considered to be sustainable.

Site: 4.10 Land south-west of Horsley Cross

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Proposed employment site on land to the south of Horsley Cross roundabout. The promoter has asked that the documentation of planning application 06/00891/OUT be considered as part of this submission.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is located away from any defined settlement boundaries. The hotel element has been removed from the submission, allowing for a lower tourism score in this section.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+ / ++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	++	The site incorporates the erection of a children's day nursery. (taken from '06 application documentation).
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	There are bus stops to the northeast of the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site is served by the private cycle and bus services.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O/?		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	<p>Promotion provides education facilities on site.</p> <p>Development provides site specific open space. (From '06 application documentation).</p> <p>Some increase in pollution must occur as a result of promotion a development of this size.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+ / ++	Promotion provides jobs and could provide green infrastructure.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The far western edge of the site has an area of high flood risk running along it. Promotion provides green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of flooding to	Increase	O/--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
This large previously undeveloped site is located in the open countryside away from development boundaries; however there are links to sustainable public transport links via a bus stop close to the site. Due to its remote location any development on this site will be visually intrusive.				

There is an area of contaminated land and one of high flood risk within the site which will have to be carefully considered should this site be brought forward. The site has potential to provide some open space and education provision. Whilst the site may promote significant employment within the district, the planning history on site only stands to highlight the inherent unsustainable nature of the site

The site is not considered to be sustainable.

Site: 4.17 Land west of Clacton Road, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district.</p> <p>The submission site borders onto open countryside and low density development would deliver less than 10 homes. Although considered as brownfield land, the site is currently used as a garden area to the adjacent residential care home.</p> <p>No affordable housing could be accommodated on site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Lawford/Manningtree/Mistley is a popular area for commuting, having a London mainline railway station at

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Manningtree and a railway station at Mistley. Most other journeys outside of the settlement will be by private car. Local schools and a wide range of employment, retail and community facilities can be reached on foot or by cycle. One bus stop is located nearby.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	Most of site is undeveloped green space. Scope to preserve or enhance biodiversity exists. The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This modest, previously undeveloped site is located adjacent the development boundary of an urban settlement. The site has poor links to public transport but due to its location it will not be visually intrusive into the open countryside. The modest size of site means that it may only accommodate two dwellings with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.				

The site is not considered to be sustainable.

Site: 4.18 Land adjacent to the Stourview Estate, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Open agricultural land but currently unused for that purpose, located on the edge of the Mistley built up area. Existing residential development lies to the south and west and open agricultural land lies to the east. The railway line lies to the north, beyond which lies open land that is heavily vegetated and the Stour Estuary. The Council estimate that the site could accommodate 60 dwellings at a density of 20 dwellings per hectare based on the character and density of existing surrounding development and the development of 3 ha (90%) of the site for housing (the remaining area to provide open space and landscaping). Promoter suggests site could also accommodate a mix of uses (housing and other community uses).
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Jobs are being provided by the development; however, exact numbers are not specified.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	?	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	The nearest train station is located some 1285m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The nearest bus stop is located over 800m to the west of the site on Harwich Road. The site therefore has poor access to public transport.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Promoter wishes to site new healthcare facilities on site. New site specific open space is proposed.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	See above The site is large enough to provide a mix of dwelling types and a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	<p>Proposal site is located within the proposed extension to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. As defined by Policy EN5a of the Tendring District Local Plan (2007).</p> <p>To the north of the proposal site is an area safeguarded by the designation Ramsar site, Special Protection Area (LP Policy EN11a) and Site of Special Scientific Interest (LP Policy EN11b).</p> <p>The site is Greenfield.</p> <p>The proposed site is located within the built up area allowing for little visual impact on the surrounding area.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
<p>SUMMARY General Evaluation</p>				
<p>This previously undeveloped site is located adjacent to an 'Urban Centre' but has poor links to public transport. The proposed development is located in a highly sensitive location within the proposed extension to the AONB and close to a Ramseur and SPA. Any development in this location will have to pay particular regard to landscape issues.</p>				

The size of site means that it may accommodate some sixty dwellings, there will be space for affordable housing and some green space. The site does not have potential for community facilities and education services on site. The site promoter is putting forward a healthcare unit on site.

The site is not considered to be sustainable.

Site: 4.19 Land west of Horsley Cross Roundabout

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	The promoters with to allocate some 55 acres for employment (B2) and (B8) use within the vicinity of the Horsley Cross roundabout, north and south of the A120.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Site is located outside of the defined settlement limits but with some connection to public transport links.</p> <p>Promoter claims that the site could attract over 200 new jobs in the district.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	The site has potential to accommodate a hotel on part of it, therefore supporting the tourism economy.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	N/A	No information is provided as to any education facilities provided on or off site.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	There are bus stops to the northeast of the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site is served by the private cycle and bus services.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O/?		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	Promoter wishes to provide a community contribution for off site community uses. Site has potential to provide open space. A development of this size has potential to increase levels of pollution.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	Promotion provides jobs and could provide green infrastructure.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	The far western edge of the site has an area of high flood risk running along it. Promotion has potential to provide green infrastructure.
		Increase		
	Will it minimise the risk of flooding to	Increase	O/--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
This large previously undeveloped site is located in the open countryside away from development boundaries; however there are links to sustainable public transport links via a bus stop close to the site. Due to its remote location any development on this site will be visually intrusive.				

There is an area of contaminated land and one of high flood risk within the site which will have to be carefully considered should this site be brought forward. The site has potential to provide some open space and education provision. Whilst the site may promote significant employment within the district, the planning history on site only stands to highlight the inherent unsustainable nature of the site

The site is not considered to be sustainable.

Site: 4.20 Land at Mistley Place Park, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	The site is located within the open countryside. From the Local Plan Maps (2007) the site is also located within a Coastal Protection Belt, an area of Existing Recreational Open Space and Green Gap.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-/--	<p>The site is located some distance from the town centre and whilst some regeneration will take place as a result of the proposal, this will only be indirect.</p> <p>Development proposes up to 40 f/t and 20 p/t jobs created.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	++	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is located some 160m from the nearest buss stop on New Road. Some cycle, foot and horse travel is being

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		promoted for the site.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The valley sides are highly sensitive to visual change. On New Road (south of the site) is a listed church.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
<p>SUMMARY General Evaluation</p>				
<p>This previously undeveloped site is located in the open countryside but does have some links to public transport in the form of a local bus service. There will be some visual impact on the open countryside</p>				
<p>The size of site means that it may only accommodate some sixteen dwellings which could include affordable housing, and some green</p>				

space. No community or healthcare facilities are proposed on site. There is also a listed building located near to the site.

The site is not considered to be sustainable.

Site: 4.22 EDME Thorne Quay Warehouse, High Street, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Site is predominantly in industrial use, occupied by a number of buildings and structures of varying age and quality. Site is surrounded by existing residential and commercial development and abuts the railway line to the south. The northern portion of the site, on the north side of Mistley High Street, overlooks Mistley Port and The River Stour, beyond.</p> <p>The Council estimate that a site of this size could accommodate some 50 dwellings with the possibility of commercial uses on the assumption that the reconfiguration / remodelling of the existing site would result in the release of surplus land no longer needed for employment purposes.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>The site is located within an urban centre.</p> <p>It is unclear how many jobs will be lost should this allocation be carried forward.</p> <p>The promotion is likely to loose jobs in a regeneration area.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	?/ - -	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-/ - -	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	There is a train station and bus stops on site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?/0	Parts of this site are subject to land contamination, dependent upon the alterations made this may be an issue.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+/-	Promotion could loose jobs but also may promote green space.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	North part of site in flood risk Zone 3
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise the risk of flooding to	Increase	O/--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	<p>Site adjoins a SSSI.</p> <p>The promotion site is located on previously developed land and within a built up area.</p> <p>Site located within a Conservation Area and a number of listed buildings are located on site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Due to the uncertainty of numbers of jobs to be created, the site scores neutrally in regard to impact on STWs.
	Will water quality be maintained or improved?	No reduction	-/+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY General Evaluation				
This large previously developed site is located within the development boundaries of an 'Urban Centre' and as such is close to public transport links and services. The location of the site allows it to have a nominal visual impact upon the open countryside. However, the site is located close to a SSSI and within a conservation area with listed buildings on site.				

There is an area of contaminated land and one of high flood risk within the site which will have to be carefully considered should this site be brought forward. A site of this size could accommodate some fifty dwellings which could include affordable homes and green infrastructure. However, the site is currently in employment use and such a proposal would most likely lead to the loss of full time jobs within the district.

The site is not considered to be sustainable.

Site: 4.23 Land off Anchor Lane, Mistley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Lawford/Manningtree/Mistley is classed as an Urban Settlement. Urban Settlements will be the main focus for growth in the district. The submission site could deliver approximately 13 homes and leisure uses (quay and jetty, moorings and small boat repair).
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	The site is largely undeveloped and heavily vegetated and rises up from the river as you go southwards. Immediately to the west lies Mistley Port and the railway separates the site from the main built up area of Mistley, to the south. To the east lies a large private residence and grounds, beyond which is open countryside. The site overlooks the Stour Estuary and has potential to be seen from both the water and opposite shore.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	The Council estimated that the site could accommodate some 3 dwellings (retaining the wooded/vegetated character of the estuary slope). Application 12/00111/FUL was refused by the Council in July 2012 for the erection of 2 no. dwellings. Application 09/01033/FUL for a mixed use development including the erection of 13 dwellings remains undetermined by the Council.
2. Harness the	Are	To be	-	

district's economic strengths	employment opportunities accessible to centres of population?	determined as part of the District Local Plan Process		<p>The site is located away from the development boundary.</p> <p>Although new housing will contribute to the vitality and viability of the town centre it cannot score as it is not a town centre use.</p> <p>The site is not located within a Regeneration Area (Clacton, Harwich and Jaywick).</p>
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through	Will levels of educational	Increase on the last published	○	

increased learning opportunities for all	attainment improve?	figure		
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	-	<p>The nearest bus stop is located some 320m to the south of the site and Mistley train station is located some 480m to the west of the site.</p> <p>Whilst the development has potential to effect the ongoing viability of the port, the proposed site does not encompass the waterfront area of the site.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	-		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	This site is subject to an area of contamination.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public	Increase in total area and performance against GI	O	

	space be created?	standards set out in the Open Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	+	

		2016.		
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	The site is located within the Stour Valley system which is highly sensitive to visual change.
	Will environmentally protected sites	No net loss	--	The development site is located adjacent to a Special Protection Area (north) and within the extension to the

	be protected or enhanced?			Suffolk Coasts and Heaths Area of Outstanding Natural Beauty. The site is also located within a Coastal Protection Belt and close to the Mistley conservation area
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
SUMMARY General Evaluation				
<p>This previously undeveloped site is located adjacent to an 'Urban Centre' and as such has good links to public transport in the form of a local bus service and mainline rail services. The proposed development is located in a highly sensitive location; being within the proposed extension to an AONB, close to a SPA and within a Coastal Protection Belt, any development in this location will have to pay particular regard to these landscape issues.</p> <p>The size of site means that it may accommodate some three dwellings, there will not be space for affordable housing or green space. The site does not have potential for community facilities, education and healthcare services on site. There may be potential to sustain or enhance employment on site should the leisure element remain.</p> <p>The site is not considered to be sustainable.</p>				

Site: 4.24 Land north of Fairview, Mistley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Garden to the side of existing residential property, on the northern boundary of the small hamlet of Mistley Heath. Site is self contained and well screened. The site is surrounded to the west, north and east by open agricultural land.</p> <p>The Council estimates that a site of this size could accommodate One dwelling built fronting Heath Road based on the density of surrounding development.</p> <p>There is an amount of planning history on site, the upshot of which is that proposals for a dwelling on site were refused by the Council and at appeal.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located some 160m to the northwest of the site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located over 160m to the northwest of the site.

international gateways	Will sustainable modes of transport increase?	Decrease from 2001 <1.00 Increase	+	
	Will it promote development of the ports?	0	0	
	5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities No school has a projected deficit of school places within the next 5 years <2,000 patients per GP	
Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0		
Will it reduce actual crime and the fear of crime?	Decrease Decrease	I		
Will it reduce pollution (including air,	0	0		
	No reduction			

	water, soil, noise, vibration and light)?	Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is not large enough to provide a mix of dwelling types or a community facility.
		Decrease		
		Improvement in ranking		
Will it promote social cohesion?	Community facility provided or improved	O		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
Does it provide areas of accessible green space to allow the	Increase	-		

	dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	<p>Proposal site is located within the proposed extension to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. As defined by Policy EN5a of the Tendring District Local Plan (2007). The site is also located within a Coastal Protection Belt (as defined within the adopted Development Plan)</p> <p>To the north of the proposal site is an area safeguarded by the designation of Scheduled Ancient Monument.</p> <p>The site is Greenfield.</p> <p>The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development. Long distance views exist from the north across the valley towards the site. The setting of the AONB must be respected by any development, including retention of significant areas of natural/semi-natural greenspace.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	
	Will historic assets be protected or enhanced?	Reduction	--	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			<p>The development would require expansion of the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				

SUMMARY
General Evaluation

This modest, previously undeveloped site is located in the open countryside but does have some links to public transport via a local bus service, with spots to the north of the site. The site's remote location, as well as its position within a proposed AONB and Coastal Protection Belt means that it has the potential of being visually detrimental to the character of the landscape. The site is also located close to a Scheduled Ancient Monument.

The extremely modest size of site means that it may only accommodate a single dwelling with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.

The site is not considered to be sustainable.

Site: 4.28 Land at the Pightle, Mistley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Site is in a relatively remote location but within a small cluster of dwellings known as Mistley Heath. To the west, on the opposite side of Heath Road is Church Farm, to the east is open countryside. Two existing dwellings lie immediately to the north and one lies to the south beyond an area of open grassland.</p> <p>The Council estimates that a site of this size could accommodate One dwelling based on the density of surrounding development.</p> <p>There is an amount of planning history on site, the upshot of which is that proposals for a dwelling on site were refused by the Council and at appeal.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located some 200m to the northwest of the site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located over 200m to the northwest of the site.

international gateways	Will sustainable modes of transport increase?	Decrease from 2001 <1.00 Increase	+	
	Will it promote development of the ports?	0	O	
	5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities No school has a projected deficit of school places within the next 5 years <2,000 patients per GP	
Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O		
Will it reduce actual crime and the fear of crime?	Decrease Decrease	I		
Will it reduce pollution (including air,	0	O		
	No reduction			

	water, soil, noise, vibration and light)?	Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is not large enough to provide a mix of dwelling types or a community facility.
		Decrease		
		Improvement in ranking		
Will it promote social cohesion?	Community facility provided or improved	O		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
Does it provide areas of accessible green space to allow the	Increase	-		

	dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	<p>Proposal site is located adjacent to the proposed extension to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. As defined by Policy EN5a of the Tendring District Local Plan (2007). The site is also located within a Coastal Protection Belt (as defined within the adopted Development Plan)</p> <p>To the northwest of the proposal site is an area safeguarded by the designation of Scheduled Ancient Monument.</p> <p>The site is Greenfield.</p> <p>The site lies on the edge of the Bromley Heaths plateau landscape/Stour Valley System, which is highly sensitive visually to built development. Long distance views exist from the north across the valley towards the site. The setting of the AONB must be respected by any development, including retention of significant areas of natural/semi-natural greenspace.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	
	Will historic assets be protected or enhanced?	Reduction	--	
No loss				

9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>The development would require expansion of the STW.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				

SUMMARY
General Evaluation

This modest, previously undeveloped site is located in the open countryside but does have some links to public transport via a local bus service, with spots to the north of the site. The site's remote location, as well as its position adjacent to a proposed AONB and within a Coastal Protection Belt means that it has the potential of being visually detrimental to the character of the landscape. The site is also located close to a Scheduled Ancient Monument.

The extremely modest size of site means that it may only accommodate a single dwelling with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.

The site is not considered to be sustainable.

Little Bentley

Score summary – Little Bentley

File No:	Site Name:	+	-	I/O/? /NA	Score
6.11	Land at Brampton Hall Ravens Green Little Bentley	5	11	22	- 6
6.12	(Employment) Land at Clip Hedge Barn Harwich Road Little Bentley	3	9	24	- 6
6.23	Land to the east of Laurel Cottage Ravens Green Little Bentley	5	11	22	- 6
6.24	Land south of Tendring Road Little Bentley	7	7	22	0
6.25	Land west of Manningtree Road Little Bentley	9	7	20	+ 2
6.26	Land east of Manningtree Road Little Bentley	7	7	22	0
6.29	Land to the west of Laurel Cottage Ravens Green Little Bentley	6	13	20	- 7

Site: 6.11 Land at Brampton Hall Ravens Green Little Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Bentley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Open grassed area of land to the rear of two residential properties. To the east lies Brampton Hall Farm and open farmland and to the west is another area of open land and a belt of mature trees. Site is well screened by trees and mature vegetation.</p> <p>The Council estimates that the site could accommodate one dwelling with a substantial rear garden if built to continue the frontage along Raven's Green or 4 dwellings if whole site developed as a 'backland site', behind the existing properties.</p> <p>The Council consider that one dwelling fronting the road would reflect the prevailing character of the area, rather than 4 dwellings as recommended by the promoter.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The proposal site is located in the open countryside with poor access to public transport.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located on Colchester Road some 960m from the proposal site.

economic benefits of international gateways	car?			Only one form of sustainable transport is identified for this site, that of cycling.	
	Will sustainable modes of transport increase?	Decrease from 2001	-		
		<1.00			
		Increase			
Will it promote development of the ports?	0		O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	No land contamination found.	
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy			O
	Will it reduce actual crime and the fear of crime?	Decrease	I		
		Decrease			
Will it reduce	0		O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of dwelling types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Site is located on greenfield land. The Bromley Heaths plateau landscape is visually sensitive. No heritage assets are located close to the site.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This extremely modest, unusually shaped site is located in the open countryside. Due to its remote location the site has poor links to public transport and will be visually intrusive into the open countryside. The modest size of site means that it may only accommodate a single dwelling with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.12 Land at Clip Hedge Barn Harwich Road Little Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	<p>Little Bentley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The site was subject to a planning application in 2008 for the change of use and alterations to a barn on the site to allow for a storage and distribution centre to operate from the site. The application was refused by the Council in September 2008 and dismissed at appeal in June 2009.</p> <p>The site was also subject to an enforcement notice which required the building and hard standing onsite to be removed. An enforcement appeal was dismissed by the Inspector in February 2010.</p> <p>The site is a 'Greenfield' location in the open countryside.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The site is located in the open countryside with poor links to sustainable transport.</p> <p>The number of jobs which would be created is not known.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+ / ++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	N/A	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	New employment opportunities would include training (e.g. apprentices) but score is O as no new facility or expansion of existing facility.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located some 960m away in the village of Hare Green. The only sustainable mode of transport open to the site is

international gateways				that of cycling.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration)	0	O	
No reduction				
Decrease				

	and light)?			
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	+ = jobs
		Decrease		
Improvement in ranking				
Will it promote social cohesion?	Community facility provided or improved	N/A		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a carbon neutral development. Edge of settlement location, close to town centre. The minimum BRREAM score will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	N/A	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
Does it provide areas of accessible green space to allow the dispersal of	Increase	○		

	species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The ridge-top landscape is particularly sensitive to development which would affect open views. No heritage assets are located close to the site.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse	60% recycling by 2020	?	

	and recycling?		
	Will water quality be maintained or improved?	No reduction	?
		No reduction	
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I
		Increase	
SUMMARY General Evaluation			
<p>The proposal site is located in the open countryside remote from public transport and services. The development management and enforcement history on this site only stand to reinforce the inherently unsustainable nature of this site for any use other than agriculture.</p> <p>The site is not considered to be sustainable.</p>			

Site: 6.23 Land to the east of Laurel Cottage Ravens Green Little Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Bentley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>An area of garden land surrounded by trees and shrubs to the north and east. Site lies within the small hamlet of Raven's Green. A track to nearby Brampton Hall Farm forms the northern boundary of the site.</p> <p>The Council estimates that the site could accommodate 2 dwellings based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The proposal site is located in the open countryside with poor access to public transport.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located on Colchester Road some 1120m from the proposal site.

economic benefits of international gateways	car?			Only one form of sustainable transport is identified for this site, that of cycling.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
Will it reduce	0	O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of dwelling types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>No heritage assets are located close to the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest, unusually shaped site is previously undeveloped and located in the open countryside. Due to its remote location the site has poor links to public transport and will be visually intrusive into the open countryside. The modest size of site means that it may only accommodate some two dwellings with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.24 Land south of Tendring Road Little Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Bentley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Open grassland. Site represents an obvious gap in the built frontage along Tendring Road. To the south and opposite Tendring Road to the north lies open countryside.</p> <p>The Council estimates that the site could accommodate 3 dwellings if built fronting Tendring Road based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The proposal site is located in the open countryside but with access to public transport.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Rectory Road some 160m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of dwelling types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>Landscape impact is limited by the extent of visual containment.</p> <p>There are no heritage assets close to the promotion site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest, previously undeveloped site is located in the open countryside but does have some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The modest size of site means that it may only accommodate some three dwellings with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.25 Land west of Manningtree Road Little Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Bentley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Northern half of site is open agricultural land whilst the southern portion seems to be grassland. Site lies immediately adjacent to the built up area of Little Bentley. To the west and north lies open countryside.</p> <p>The Council estimates that the site could accommodate 10 dwellings if built fronting Manningtree Road based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The proposal site is located in the open countryside but with access to public transport.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Rectory Road some 90m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site does not provide a community facilities, however a mix of dwelling types can be accommodated.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>No heritage assets are located close to the proposal site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously undeveloped site is located in the open countryside but does have some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The size of site means that it may accommodate some ten dwellings and there may be space for affordable housing and green space on site. There is however no space for community facilities, education or healthcare services on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.26 Land east of Manningtree Road Little Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Bentley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Open agricultural land between a row of houses and Oaks Farm. Site represents an obvious gap in the built frontage along Manningtree Road. To the north lies open countryside.</p> <p>The Council estimates that the site could accommodate 7 dwellings if built fronting Manningtree Road based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The proposal site is located in the open countryside but with access to public transport.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Rectory Road some 90m from the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	O	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site does not provide a community facilities, however a mix of dwelling types can be accommodated.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction. The proposal site has the potential to provide green infrastructure
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	+	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>No heritage assets are close to the promotion site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest, previously undeveloped site is located in the open countryside but does have some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The modest size of site means that it may only accommodate some seven dwellings with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.29 Land to the west of Laurel Cottage Ravens Green Little Bentley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Bentley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>An area of garden land surrounded by mature trees and shrubs to the south and east. Site lies within the small hamlet of Raven's Green.</p> <p>The Council estimates that the site could accommodate one dwelling which would reflect the character of the surrounding area.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The proposal site is located in the open countryside with poor access to public transport.</p> <p>Promoter would like to see tourist accommodation on this site.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	+	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located on Colchester Road some 1120m from the proposal site.

economic benefits of international gateways	car?			Only one form of sustainable transport is identified for this site, that of cycling.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
Will it reduce	0	O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of dwelling types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on greenfield land.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>Proposal site adjoins a protected lane (as defined within the 2007 adopted Local Plan)</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	--	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This extremely modest, undeveloped site is located in the open countryside. Due to its remote location the site has poor links to public transport and will be visually intrusive into the open countryside. The modest size of site means that it may only accommodate a single dwelling with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space. The site is also located close to a protected lane, as defined within the adopted Tendring District Local Plan (2007). The promoter would like to see the site as a holiday let and whilst this may promote tourism, the above is significantly important and sustainably poor.</p> <p>The site is not considered to be sustainable.</p>				

Little Bromley

Score summary – Little Bromley

File No:	Site Name:	+	-	I/O/? /NA	Score
4.16	Land at Brook House, Shop Road, Little Bromley	4	5	25	- 1

Site: 4.16 Land at Brook House, Shop Road, Little Bromley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Bromley is classed as an Other Rural Settlement, where development will be limited to infill and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site lies at the southern end of the village and could deliver 2 homes. Currently used as garden.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	Bus stops are located about 300m away.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	Little Bromley is a small rural village with few facilities. Bus stops are located about 300m from the site. Most journeys

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O/?	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in a zero carbon development. Orientation of buildings and design of roofs to include opportunities for solar panels.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is greenfield land. Scope to preserve or enhance biodiversity exists.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	The site lies at the southern entrance to the village.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The development would require expansion of the STW. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This modest, undeveloped site is located adjacent to the 'other' settlement of Little Bromley. Due to its remote location the site will be visually intrusive into the open countryside, however the site does benefit from some links with sustainable public transport. The modest size of site means that it may only accommodate some two dwellings with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.				

The site is not considered to be sustainable.

Little Clacton

Score summary – Little Clacton

File No:	Site Name:	+	-	I/O/? /NA	Score
1.17a	Land off Springfield Meadows, Weeley Road, Little Clacton (Site A)	16	5	15	+ 11
1.17b	Land off Springfield Meadows, Weeley Road, Little Clacton (Site B)	11	2	21	+ 9
1.18	Land off Homing Road, Little Clacton	11	7	18	+ 4
1.19	Land north of Elm Road, Little Clacton	9	5	20	+ 4
1.20	Seaforth Nursery, Holland Road, Little Clacton	12	5	18	+ 7
1.21	Site: 1.21 Whitegates Tennis Club, Holland Road, Little Clacton	14	2	18	+ 12
1.22a	Site a caravan park	18	5	13	+ 13
1.22b	Site b adj caravan park	14	7	15	+ 7
1.23	Land north-east of Montana Roundabout, London Road, Little Clacton	13	5	17	+ 8
1.39	Land east of Betts Green Road, Little Clacton	9	7	20	+ 2
1.51	Land to the rear of Hayes Garage, London Road, Little Clacton	12	5	18	+ 7
1.52	Land at Crackstakes Farm, Tan Lane, Little Clacton	6	13	20	- 7
1.53	Land west of The Street, Little Clacton	22	5	14	+ 17
1.54	Land to the rear of Holly Lodge, Betts Green Road, Little Clacton	10	3	22	+ 7
1.55	Land between Talbot Road, Homing Road and Batemans Road, Little Clacton	15	4	17	+ 11
1.64	Site of former piggeries rear of Lindersfarm, 59 London Road, Little Clacton	12	5	16	+ 7
1.65	Land at the willows Crossway House Thorpe Road, Little Clacton	4	12	21	- 8
1.73	Land at the junction of the Street and Harwich Road, Little Clacton	10	4	21	+ 6

Site: 1.17a Land off Springfield Meadows, Weeley Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Site A currently occupied as a residential mobile home park and consists of 24 units, garaging and associated infrastructure. Site B is occupied by No. 28 Weeley Road – a residential dwelling and its curtilage. Both sites are roughly square in shape and lie behind existing residential properties fronting Weeley Road – development in this location would therefore be a form of ‘backland development’.</p> <p>The Council estimates that the site could accommodate 18 units at a density of 30 dwellings per hectare.</p> <p>The land is occupied by a residential mobile home park.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district’s economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	
	Will it promote regeneration?	To be determined as	-	

		part of the District Local Plan Process		
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	--	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport	Will it reduce the	To be	+	The nearest bus stop is located some 480m to the south of

growth whilst capturing the economic benefits of international gateways	need to travel by private car?	determined as part of the District Local Plan Process		the site.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	

	Will it reduce actual crime and the fear of crime?	Decrease	I	The site could provide a mix of dwelling types but no community facility.
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
		Will sustainable design and construction techniques be employed?	+ / ++	
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
		Increase		

	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape	No loss of land	+	

	quality be maintained?	with high sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This previously developed site is located adjacent to a 'key rural service centre' which has some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside; however the				

promotion does include the loss of employment as the site currently accommodates a mobile home park. This loss will also have a detrimental impact on tourism. The size of site means that it may accommodate some eighteen dwellings and there may be space for affordable housing and green space. There is however no space for community facilities, education or healthcare services on site.

The site is not considered to be sustainable.

Site: 1.17b Land off Springfield Meadows, Weeley Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. #</p> <p>Site A currently occupied as a residential mobile home park and consists of 24 units, garaging and associated infrastructure. Site B is occupied by No. 28 Weeley Road – a residential dwelling and its curtilage. Both sites are roughly square in shape and lie behind existing residential properties fronting Weeley Road – development in this location would therefore be a form of ‘backland development’.</p> <p>The Council estimates that the site could accommodate 9 units at a density of 20 dwellings per hectare.</p> <p>The land is occupied by a single dwellinghouse.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district’s economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Nearest bus stop is located some 320m to the south of the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site is too small to provide either a mix of a community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	○	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	?	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	○	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously developed site is located adjacent to a 'key rural service centre' which has some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The modest size of site means that it may only accommodate some nine dwellings with no prospect of affordable housing, community or healthcare				

facilities. The site also could not accommodate any green infrastructure or public open space.

The site is not considered to be sustainable.

Site: 1.18 Land off Homing Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>A green field site nestled amongst existing properties fronting Talbot Road, Homing Road and Thorrington Road formerly in agricultural use, now used as a paddock for grazing horses.</p> <p>The Council estimates that the site could accommodate 14 units at a density compatible with the surrounding development.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Nearest bus stop is located some 320m to the east.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is large enough to support a mix of housing, however no community facility is being proposed.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	○	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	○	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously undeveloped site is located in the open countryside but does have some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The size of site means that it may accommodate some fourteen dwellings and there may be space for affordable housing and green space on site. There is				

however no space for community facilities, education or healthcare services on site.

The site is not considered to be sustainable.

Site: 1.19 Land north of Elm Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>A greenfield site formerly in agricultural use, now open grassland north of Elm Road adjoining an existing detached and semi detached houses. The Council estimates that the site could accommodate 4 units if the whole site frontage is developed.</p> <p>No affordable housing could be accommodated on the site.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Nearest bus stop some 320m to east.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	Promotion site could provide site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Promotion could not provide a mix of housing types, no mention of a facility is given.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	Green infrastructure could not be located on site.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is on Greenfield land with no historic assets close to site.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This modest, unusually shaped site is previously undeveloped and located adjacent to a 'key rural service centre', it has some links to public transport in the form of local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The modest size of site means that it may only accommodate some four dwellings with no prospect of				

affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space. The site is not considered to be sustainable.

Site: 1. 20 Seaforth Nursery, Holland Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Backland site lying to the rear of 36 Holland Road, formerly in use as a nursery but now redundant. Derelict buildings/structures associated with the former nursery use still occupy the site.</p> <p>The Council estimates that the site could accommodate 5 units at a density of 16 dwellings per hectare.</p> <p>No affordable housing could be accommodated on site.</p> <p>The land includes a single dwellinghouse and redundant nursery.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The nearest bus stop is located some 480m to the west on London Road.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	Whilst it would appear that the nursery no longer operates from the site, the promotion to housing can only be taken as a loss of jobs.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	With abandoned buildings on site, there is the possible that protected species could be affected by the promotion of this site. Landscape impact is limited by the extent of visual containment
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously developed site is located adjacent to a 'key rural service centre' which has some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside; however the promotion does include the loss of employment as the site currently accommodates a nursery. The modest size of site means that it may				

only accommodate some five dwellings with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space, in fact, the derelict buildings on site may now be habitats for endangered species.

The site is not considered to be sustainable.

Site: 1.21 Whitegates Tennis Club, Holland Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>A greenfield backland site lying to the rear of 40-54 Holland Road, currently occupied by Whitegates Tennis Club, which consists of an area of hard-standing (which provides two courts) and a grassed area to the south (which provides a further 4 courts). There is also a small building in the centre of the site which presumably is used for storage by the tennis club.</p> <p>The Council estimates that the site could accommodate 10 units at a density compatible with surrounding development.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The site is adjacent to a Key Rural Service Centre.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The nearest bus stop is located some 480m to the west on London Road.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	Promotion to housing has the potential to loose jobs on site. Promotion has the potential to allow a mix of housing types on site.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	Landscape impact is limited by the extent of visual containment
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously predominantly undeveloped site is located adjacent to a 'key rural service centre'; it has some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside; however the promotion does include the potential loss of employment as the site currently accommodates a tennis club. The size of site				

means that it may accommodate some ten dwellings and there may be space for affordable housing and green space on site. There is however no space for community facilities, education or healthcare services on site.

The site is considered to be sustainable.

Site: 1.22a The Firs Caravan Park, London Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Site A currently occupied as a caravan park consisting of 190 static caravans and ancillary buildings/infrastructure associated with the caravan park. Site B is agricultural land that the caravan park operator has sought planning permission, without success, to extend the park in order to enable a more spacious layout.</p> <p>The Council estimates that the site could accommodate 80 units at a density of 20 dwellings per hectare assuming that 90% of the site is developed.</p> <p>The land is occupied by a single dwelling house, holiday caravan park and associated buildings</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	--	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The nearest bus stop is located some 90m to the north of the site on London Road.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	Site specific open space can be provided on site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-/+	Whilst development could provide new open space, it may well promote the loss of jobs. Proposal can provide a mix of dwelling types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	Site has potential for green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	Landscape impact is limited by the extent of visual containment
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously developed site is located adjacent to a 'key rural service centre' which has some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside; however the promotion does include the loss of employment as the site currently accommodates a mobile home park. This loss will also have a				

detrimental impact on tourism. The size of site means that it may accommodate some eighty dwellings and there may be space for affordable housing and green space. There is however no space for community facilities, education or healthcare services on site.

The site is considered to be sustainable.

Site: 1.22b Land east of the Firs Caravan Park, London Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Site A currently occupied as a caravan park consisting of 190 static caravans and ancillary buildings/infrastructure associated with the caravan park. Site B is agricultural land that the caravan park operator has sought planning permission, without success, to extend the park in order to enable a more spacious layout.</p> <p>The Council estimates that the site could accommodate 74 units at a density of 20 dwellings per hectare assuming that 90% of the site is developed.</p> <p>The land is agricultural.</p> <p>The site is located within a Green Gap (PL 2007).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is located within the open countryside with good access to public transport.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Whilst the nearest bus stop is located some 90m to the north of the site on London Road, access to site B is via

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		site A.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Proposal could provide green infrastructure. Proposal could provide a mix of dwelling types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	Site has potential for green infrastructure.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	?	The Clacton and Sokens clay Plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

SUMMARY
General Evaluation

This previously undeveloped site is located within the open countryside but does have some links to public transport via a local bus service. Due to the remote location of the site, it will be visually intrusive in the countryside; the site is also located within a 'green gap' as defined within the adopted Tendring District Local Plan (2007). The size of site means that it may accommodate some seventy-four

dwelling and there may be space for affordable housing and green space. There is however no space for community facilities, education or healthcare services on site.

The site is not considered to be sustainable.

Site: 1.23 Land north-east of Montana Roundabout, London Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Open grassland on the corner of London Road and Centenary Way at the southern entrance to the village. The site has piggeries to the east and a car dealership on the opposite side of London Road to the west.</p> <p>The Council estimates that the site could accommodate 18 units at a density of 20 dwellings per hectare at a density compatible with surrounding development.</p> <p>The land is agricultural.</p> <p>The site is also located within a Local Green Gap, as defined within the Tendring District Local Plan (2007).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The nearest bus stop is located on London Road to the north some 132m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	An area of land contamination exists in the north part of the site, as well as another just off the site to the south.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site can accommodate a mix of housing types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment. There is a listed building on London Road a little way up. However it is considered that this is not close enough to have an effect.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously undeveloped site is located within the open countryside but does have some links to public transport via a local bus service. Due to the level of built development surrounding the site, the visual impact on the open countryside will be limited, however, the site is also located within a 'green gap' as defined within the adopted Tendring District Local Plan (2007). The size of site means that it				

may accommodate some eighteen dwellings and there may be space for affordable housing and green space. There is however no space for community facilities, education or healthcare services on site. The site is also subject to an area of land contamination which will need to be carefully addressed should this site be allocated.

The site is not considered to be sustainable.

Site: 1.39 Land east of Betts Green Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>A greenfield site currently used as grazing land. Site is rectangular in shape and fronts Betts Green Road.</p> <p>The Council estimates that the site could accommodate 3 units in keeping with surrounding development.</p> <p>No affordable housing could be accommodated on site.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The proposed site is located some 160m northeast of the nearest bus stop on Harwich Road. Whilst here is no foot

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		path on Bets Green Road, this is only a short distance so that the bus facilities may still be included within the score.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This modest, previously undeveloped site is located in the open countryside but does have some links to public transport in the form of a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The modest size of site means that it may only accommodate some three dwellings with no prospect of affordable housing, community or				

healthcare facilities. The site also could not accommodate any green infrastructure or public open space.

The site is not considered to be sustainable.

Site: 1.51(h) Land to the rear of Hayes Garage, London Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Rectangular area of open grassland. Land originally acquired to accommodate expansion of garage business but now no longer needed. Currently overgrown and disused. Site benefits from natural screening. Existing residential development lies to the west and south.</p> <p>The Council estimates that the site could accommodate 16 units at a density of 20 dwellings per hectare compatible with surrounding development.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The site is opposite a bus stop.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is large enough to accommodate a mix of dwelling types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>There is a listed building to the northwest of the site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously undeveloped site is located adjacent to a 'key rural service centre' which has some links to public transport via a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. This size of site means that it may accommodate some sixteen dwellings and there may be space for affordable housing and green space. There is				

however no space for community facilities, education or healthcare services on site. The site is also locate close to a listed building, should the site be allocated this will require careful consideration.

The site is not considered to be sustainable.

Site: 1.52 Land at Crackstakes Farm, Tan Lane, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. The submission proposes 1 unit.</p> <p>Site comprises Crackstakes Farm House and its garden. Site is surrounded on all sides by open agricultural land and is located some distance from the main built-up area of Little Clacton. A single dwelling lies immediately adjacent to the site.</p> <p>The Council estimates that the site could accommodate 1 unit.</p> <p>No affordable housing could be accommodated on site.</p> <p>The land is occupied by a single dwellinghouse.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The site is located in the open countryside remote from public transport and community services.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	--	The site is located some 2400m away from the nearest bus stop which is located on Harwich Road to the northwest of

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		the site.
	Will sustainable modes of transport increase?	Decrease from 2001	--	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	The site contains an area of contamination.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The Clacton and the Sokens Clay plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This extremely modest, unusually shaped site is located in the open countryside. Due to its remote location the site has poor links to public transport and will be visually intrusive into the open countryside. The modest size of site means that it may only accommodate a single dwelling with no prospect of affordable housing, community or healthcare facilities. The site also could not accommodate any green				

infrastructure or public open space and contains an area of contaminated land.

The site is not considered to be sustainable.

Site: 1.53 Land west of The Street, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission does not propose a specific number of dwellings, however the site area is 6.60 ha, which would suggest a development of mixed housing types and could deliver new affordable homes.</p> <p>A large greenfield site in the centre of the village currently in agricultural use. A public footpath bisects the north-eastern corner of the site. The site is bordered by the Street to the east, residential property in Thorrington Road to the north, Swains Farm buildings (which have been diversified to incorporate office and business uses) to the south and more open countryside to the west.</p> <p>The Council estimates that the site could accommodate 100 units at a density of 20 dwellings per hectare assuming that 75% of the site is developed for housing and 25% is used for open space, employment and other uses.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-/+	
2. Harness the district's economic strengths	Are employment opportunities accessible to	To be determined as part of the District Local Plan	+	The site is located adjacent to a Key Rural Service Centre.

	centres of population?	Process		
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	
		Decrease on the last published		

		figure		
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	There is a bus stop opposite the site on The Street and another 130m or so to the north of the site.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The development proposes new healthcare facilities on site. A contribution to local educational facilities is also offered.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality. A listed building adjoins the site at the south and another at the north.
	Will environmentally protected sites be protected or enhanced?	No net loss	?	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				

This previously undeveloped site is located adjacent to a 'key rural service centre' and as such has some links to public transport in the form of a local bus service. Due to the level of built development surrounding the site, the visual impact on the open countryside will be limited.

The size of site means that it may accommodate some one hundred dwellings and there will be space for affordable housing and green space. The promoter also wishes to incorporate healthcare facilities on site. The site would also appear to be large enough to accommodate a community facility. There is a listed building adjoining the site which will need careful consideration should the site be put forward.

The site is considered to be sustainable.

Site: 1.54 Land to the rear of Holly Lodge, Betts Green Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. No specific number of dwellings has been submitted; however the site area is 0.43 ha, which would not suggest a development of mixed housing types.</p> <p>The Council estimates that the site could accommodate 8 units at a density of 19 dwellings per hectare if the whole site is developed.</p> <p>No affordable housing could be accommodated on site.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-/+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Back land residential development.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The proposed site is located some 160m northeast of the nearest bus stop on Harwich Road.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment. There are no historic assets close to the site.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This modest, previously undeveloped site is located adjacent to a 'key rural service centre' and has some links to public transport in the form of a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The modest size of site means that it may only accommodate some eight dwellings with no prospect of affordable housing,				

community or healthcare facilities. The site also could not accommodate any green infrastructure or public open space.

The site is not considered to be sustainable.

Site: 1.55 Land between Talbot Road, Homing Road and Batemans Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>A greenfield site in agricultural use south of Talbot Road, north of Thorrington Road and west of Homing Road.</p> <p>The Council estimates that the site could accommodate 40 units at a density of 20 dwellings per hectare assuming that 90% of the site is developed.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Nearest bus stop is located some 320m to the east.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The site has the capacity to provide green infrastructure. The site is large enough to support a mix of housing, however no community facility is being proposed.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	Promotion has potential to provide green infrastructure on site.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This previously undeveloped site is located adjacent to a 'Key Rural Service Centre' and has some links to public transport in the form of a local bus service. Due to the level of development surrounding the site there will be limited visual impact upon the open countryside. The size of site means that it may accommodate some forty dwellings and there may be space for affordable housing and green space on site.				

There is however no space for community facilities, education or healthcare services on site.

The site is not considered to be sustainable.

Site: 1.64 Site of former piggeries rear of Lindersfarm, 59 London Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Site of former piggeries on the edge of the built up area of Little Clacton close to the northern edge of Clacton. The eastern half of the site is open grassland but some structures relating to the site's former use as piggeries remain in the centre of the site. The site is self contained and well screened. To the north-west lies housing and to the north east and east lies open agricultural land.</p> <p>The Council estimate that a site of this size could accommodate some 27 dwellings if built at a density of 20 dwellings per hectare which would be suitable in this location and compatible with nearby development.</p> <p>The land is agricultural.</p> <p>The site is also located within a Local Green Gap, as defined within the Tendring District Local Plan (2007).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined	+	The nearest bus stop is located on London Road to the

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process		north some 132m away.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	An area of land contamination exists in the southwest part of the site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site can accommodate a mix of housing types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise	Increase	O	

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment. There is a listed building on London Road a little way up.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape	No loss of land	+	

	quality be maintained?	with high sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This irregular, predominantly undeveloped site is located adjacent to the development boundary of a key rural service centre. The site				

could accommodate some 27 dwellings which would allow for an element of affordable housing and some public green space. The site is relatively well served by sustainable public transport however; there are concerns over the impact upon a listed building to the north of the site and the impact of the area of contaminated land.

The site is not considered to be sustainable.

Site: 1.65 Land at the willows Crossway House Thorpe Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. The submission proposes 1 unit.</p> <p>Site is in a fairly remote location in the countryside north of the urban area of Clacton-on-Sea. Site is surrounded by agricultural land and a small wooded area lies to the east. The western half of the site, fronting Thorpe Road, is occupied by an existing residential dwelling and nursery/garden centre. The rear of the site, towards the east, is open grassland.</p> <p>The Council estimates that the site could accommodate 3 dwellings if built fronting Thorpe Road based on the density of nearby development or up to 10 dwellings if the whole site is developed. For the purposes of this exercise 3 dwellings will be used.</p> <p>No affordable housing could be accommodated on site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The site is located in the open countryside remote from public transport and community services.</p> <p>This development has the potential to lose jobs in the</p>

				district.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport	Will it reduce	To be determined	--	The site is located some 960m away from the nearest bus

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process		stop which is located on Farmleigh Avenue to the northwest of the site.
	Will sustainable modes of transport increase?	Decrease from 2001	--	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise	Increase	O	

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The Clacton and the Sokens Clay plateau landscape is visually sensitive. There is a listed building to the northwest of the site but its distance would most likely prevent it from being effected by any such development.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape	No loss of land	-	

	quality be maintained?	with high sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This modest partly developed site could accommodate some 3 dwellings. The site is located away from any settlement or transport link.				

Due to the site's small size, it could not accommodate any affordable housing or green space. Its remote location also makes any development particularly prone to visual intrusion within the open countryside. The site currently accommodates a garden centre, should this facility be lost, it would reduce employment in a rural area.

The site is not considered to be sustainable.

Site: 1.73 Land at the junction of the Street and Harwich Road, Little Clacton

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Little Clacton is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>Open vacant site, formally occupied by a dairy, now grassland. Site lies well within the built up area of Little Clacton.</p> <p>The Council estimates that the site could accommodate 8 dwellings if built fronting The Street / Harwich Road based on the density of surrounding development.</p> <p>Application 05/01100/FUL for the erection of 12 dwellings was refused by the Council in September 2005 on the grounds of poor design and layout.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	++/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Nearest bus stop is located some 130m to the east.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is not large enough to support a mix of housing or community facility.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	○	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	○	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Development elsewhere in Clacton could be accommodated by the existing Clacton Wwtw, The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This modest Greenfield site could accommodate some 8 dwellings. This would mean that no provision could be made for affordable housing or green infrastructure. The site is relatively well served by public transport and due to its location within other built form; the site will not be visually intrusive in the countryside. The site has already been the subject of a planning application which was refused on				

design grounds.

The site is not considered to be sustainable.

Point Clear

Score summary Point Clear

File No:	Site Name:	+	-	I/O/? /NA	Score
1.38	Land off Dumont Avenue, Point Clear, St. Osyth	7	2	25	+ 5
1.60	Land rear of Point Clear Road.	10	10	16	0
1.69	Land at the Nissen Sea View Close Lee Wick Lane Point Clear St Osyth.	8	4	22	+ 4
1.71	92 – 96 Point Clear Road Point Clear St Osyth.	5	7	21	- 2
1.72	Land at 198a Point Clear Road Point Clear St Osyth.	6	7	22	- 1

Site: 1.38 Land off Dumont Avenue, Point Clear, St. Osyth

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Point Clear is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O	The submission site lies within the settlement boundary, to the rear of existing dwellings. The current use is not stated. The submission states that the site could accommodate 2 or more dwellings.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O	The Council estimates that the site is about 0.16ha. and has assumed for thee assessment that the site could accommodate 3 units (at a density of 19 dwellings per ha.).
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	?	The site is too small to require an affordable housing element.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	Bus stops are located about 400m from the site. New housing will help to sustain local businesses.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	Point Clear is a small rural village with few facilities. Bus stops are located about 400m from the site. Most journeys

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	○	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	○	
	Will environmentally protected sites be protected or enhanced?	No net loss	○	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	?	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
<p>This modest previously undeveloped site is located in an 'other' settlement and as such has links to sustainable public transport. The level of development surrounding the site means that there will be limited impact on the open countryside.</p> <p>A site of this size could accommodate some three dwellings; this would prevent any affordable housing or green infrastructure being</p>				

promoted on site.

The site is not considered to be sustainable.

Site: 1.60 Land rear of Point Clear Road.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Point Clear is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	The submission site lies outside of the settlement boundary, to the rear of a long row of existing dwellings. The submission states that the site area is 7acres (2.8ha.) and could accommodate a small number of dwellings with access from Lee Wick Lane, or a larger number of dwellings if access was obtained from Point Clear Road.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	The Council estimates that the site is about 0.2.7ha. and that the site could accommodate 30 units (at a density of 11 dwellings per ha.).
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	The site is large enough to require some affordable housing.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Bus stops are located about 600m from the site. New housing will help to sustain local businesses.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Point Clear is a small rural village with few facilities. Bus stops are located about 600m from the site. Most journeys

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site lies within a Coastal Protection Belt.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This previously undeveloped site is located in the open countryside, but has some links to sustainable public transport links. This level of development on a site in such a remote location means that there will be some impact on the open countryside.				

A site of this size could accommodate some thirty dwellings, this would allow for affordable housing and green infrastructure on site. No mention is made within the submitted documentation as to any education, healthcare or employment uses on site.

The site is not considered to be sustainable.

Site: 1.69 Land at the Nissen Sea View Close Lee Wick Lane Point Clear St Osyth.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Point Clear is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site lies outside of, but adjoins the settlement boundary, to the rear of a long row of existing dwellings.</p> <p>Residential property and garden off a small track behind residential properties in Point Clear Road. To the south lies open agricultural land.</p> <p>The Council estimates that the site could accommodate One dwelling based on the density of surrounding development.</p> <p>The site is too small to require some affordable housing.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	<p>Bus stops are located about 600m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	Point Clear is a small rural village with few facilities. Bus stops are located about 600m from the site. Most journeys

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>There is no prospect of green infrastructure on site.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site lies within a Coastal Protection Belt, however the area is fairly built up so impact will be lessened.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
.This previous developed site is located at the south boundary of Point Clear. Due to the site's small size, it could accommodate a single dwelling and could not promote affordable housing, community or healthcare facilities. The site is also too small to accommodate green space or education institutions. The site has some connection to sustainable public transport; however, it is located within an area designated for plotland development as well as an area of coastal protection (Tendring District Plan 2007).				

The site is not considered to be sustainable.

Site: 1.71 92 – 96 Point Clear Road Point Clear St Osyth.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Point Clear is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site lies outside of, but adjoins the settlement boundary, to the east of a long row of existing dwellings.</p> <p>Site lies on the eastern boundary of the built up area of Point Clear, with existing housing to the west. Vehicular access to a property called 'Waterside' to the north runs through the site. Site is currently overgrown with dense vegetation but is self contained and well screened. Open agricultural land lies to the south and east and residential garden land lies immediately to the north.</p> <p>The Council estimates that the site could accommodate 2 dwellings based on the density of surrounding development.</p> <p>The site is too small to require some affordable housing.</p> <p>The site received planning permission for the erection of a single dwelling in 1999.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the	Are	To be	-	Bus stops are located about 600m from the site.

district's economic strengths	employment opportunities accessible to centres of population?	determined as part of the District Local Plan Process		New housing will help to sustain local businesses.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through	Will levels of educational	Increase on the last published	○	

increased learning opportunities for all	attainment improve?	figure		
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	0	Point Clear is a small rural village with few facilities. Bus stops are located about 600m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public	Increase in total area and performance against GI	0	

	space be created?	standards set out in the Open Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>There is no prospect of green infrastructure on site.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	+ / ++	

		2016.		
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site lies within a Coastal Protection Belt, however the area is fairly built up so impact will be lessened.
	Will environmentally protected sites	No net loss	I	

	be protected or enhanced?			
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
SUMMARY General Evaluation				
<p>.This previously undeveloped site is located at the east boundary of Point Clear. Due to the site's small size, it could accommodate 2 dwellings and could not promote affordable housing, community or healthcare facilities. The site is also too small to accommodate green space or education institutions. The site has some connection to sustainable public transport; however, it is located within an area designated as an area of coastal protection (Tendring District Plan 2007).</p> <p>The site is not considered to be sustainable.</p>				

Site: 1.72 Land at 198a Point Clear Road Point Clear St Osyth.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Point Clear is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site lies partly outside of and partly within the settlement boundary, to the rear of a long row of existing dwellings.</p> <p>Large rear garden of a property fronting Point Clear Road that extends into the open countryside to the north. To the east lies similar long rear gardens and to the west lies open grassland. The northern portion of the site is occupied by dense vegetation and a number of well established trees.</p> <p>The Council estimates that the site could accommodate some 7 dwellings</p> <p>The site is too small to require some affordable housing.</p> <p>The site is located within an area protected by designation as a coastal protection belt and plotland development (2007 Local Plan).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+ / ++	
2. Harness the district's economic strengths	Are employment opportunities	To be determined as part of the District	O	<p>Bus stops are located about 600m from the site.</p> <p>New housing will help to sustain local businesses.</p>

	accessible to centres of population?	Local Plan Process		
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning	Will levels of educational attainment	Increase on the last published figure	○	

opportunities for all	improve?	Decrease on the last published figure		
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	O	Point Clear is a small rural village with few facilities. Bus stops are located about 600m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open	O	

		Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p> <p>There is no prospect of green infrastructure on site.</p> <p>The site contains a small area of high flood risk.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	- -/-	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site lies within a Coastal Protection Belt, however the area is fairly built up so impact will be lessened.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	-	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				

.This predominantly undeveloped site is located at the north boundary of Point Clear. Due to the site's small size, it could accommodate 7 dwellings and could not promote affordable housing, community or healthcare facilities. The site is also too small to accommodate green space or education institutions. The site has some connection to sustainable public transport; however, it is located within an area designated as an area of coastal protection and plotland development (Tendring District Plan 2007). The site is also located within an area of high flood risk.

The site is not considered to be sustainable.

Ramsey & Parkeston

Score summary - Ramsey

File No:	Site Name:	+	-	I/O/? /NA	Score
3.14	Woodside, Wrabness Road, Ramsey	8	13	17	- 5
3.15	Land north of Wrabness Road, Ramsey	11	8	17	+ 3
3.19	Land between Ramsey Road and Mayes Lane, Ramsey	17	4	16	+ 13
3.23	Land at Church Hill, Ramsey	6	8	21	- 2
3.24	Land north of the two villages school off Mayes Lane, Ramsey	21	6	11	+ 15
3.25	Land at Michaelstowe Farm Ramsey Road, Ramsey	16	4	16	+ 12

Site: 3.14 Woodside, Wrabness Road, Ramsey

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ramsey is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission document considers that the site measures about 2.1 ha. and could accommodate up to 60 houses but a lower density would be appropriate for the location.</p> <p>The Council estimates that the site is about 2.41 ha. and could accommodate either: 5 units if the site frontage is developed to extend the line of ribbon development; or 20 units (based on a density of 9 dwellings per ha. compatible with adjacent development) assuming 10% open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O/++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O/+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Bus stops are within walking distance (200m).

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Bus stops are within walking distance (200m).

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Most journeys will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
Increase				
Will it promote development of the ports?	0		+	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		
Will it reduce actual crime and the fear of	Decrease	Decrease	I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O/+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The submission document states that a low carbon living, sustainable development is being considered.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The submission document states that a low carbon living, sustainable development is being considered.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver new homes, including affordable housing, but received negative and zero scores (-5 and 0 depending upon the numbers of units: <10 and 10+ respectively) in the sustainability assessment, which is too low to warrant inclusion in the Site Allocations Document. The site is particularly sensitive in terms of ecology (SSSI adjacent) and in landscape terms (proposed Suffolk Coast and Heaths AONB extension).				

Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide community benefits.

The site is not considered to be sustainable.

Site: 3.15 Land north of Wrabness Road, Ramsey

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ramsey is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission document proposes local affordable housing.</p> <p>The Council estimates that the site is about 2.07ha. and could accommodate 20 units (based on a density of 10 dwellings per ha.).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Bus stops are within walking distance (300m).

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	0	
		<1.00		
Will it promote development of the ports?	0		+	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease		I	
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	Over half the site is within Flood Zone 3.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O / --	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site could deliver new homes, including affordable housing, but received a low score (+3) in the sustainability assessment, which is too low to warrant inclusion in the Site Allocations Document.				
Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs better and which would provide				

community benefits.

The site is not considered to be sustainable.

Site: 3.19 Land between Ramsey Road and Mayes Lane, Ramsey

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ramsey is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission document contains no development details.</p> <p>The Council estimates that the site is about 2.23 ha. and could accommodate 50 units (based on a density of 25 dwellings per ha. compatible with adjacent development) assuming 10% open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Although within Ramsey Parish, the site is located away from the village, directly adjacent to the edge of Dovercourt.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are adjacent to the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	+		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	Ratio of GP per residents = 1:1,968
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site would provide the opportunity for new housing, including affordable housing, along with new Green Infrastructure and improvements to biodiversity. The sustainability score is high (+13) and the site scored most highly in terms of accessibility/transport options and affordable housing provision. The setting of the settlement would be protected by retention and strengthening of existing boundary vegetation. The site would be well suited to a small level of planned growth related to local needs, sympathetic to local				

character, beneficial to the local community and deliverable without the need for major infrastructure investment.

The site is considered to be sustainable.

Site: 3.23 Land at Church Hill, Ramsey

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ramsey is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The northern half of site is open grassland with housing either side but the southern half of site is wooded. To the south lies open countryside.</p> <p>The Council estimate that a site of this size could accommodate some 3 dwellings if built fronting Church Hill based on the density of surrounding development or up to 20 dwellings if the whole site is developed at a density of 20 dwellings per hectare. potential for the site to be considered. It is considered that for the purposes of this exercise 3 dwellings would be more acceptable.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	Although within Ramsey Parish, the site is located away from the village, in planning terms; within the open countryside. The nearest bus stop is however some 57m away.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Bus stops are located some 57m away from the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	No affordable dwellings or community facilities are proposed/could fit on this site.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The proposal site is located on land allocated as 'green gap' as defined within the adopted Development Plan (2007).
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		

SUMMARY
General Evaluation

This modest, previously undeveloped site is located in the open countryside but does have some links to public transport via a local bus service. Due to the lack of development surrounding the site there will be some visual impact upon the open countryside, added to this is the site's location within a protected green gap (adopted Development Plan 2007). The modest size of site means that it may only accommodate some three dwellings with no prospect of affordable housing, community or healthcare facilities. The site also could not

accommodate any green infrastructure or public open space.

The site is not considered to be sustainable.

Site: 3.24 Land north of the two villages school off Mayes Lane, Ramsey

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ramsey is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Open grassland used for grazing horses. Existing residential development lies to the north and east and to the south lies the 2 Villages Primary School. To the west and southwest lies open countryside. An area of woodland forms part of the western boundary.</p> <p>The Council estimate that a site of this size could accommodate some 60 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare but potentially fewer if development included some non residential uses and/or open space/landscaping.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	<p>Although within Ramsey Parish, the site is located away from the village, directly adjacent to the edge of Dovercourt.</p> <p>Should the school element of this proposal come forward then jobs will be created.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+/?	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	An improvement to an existing educational use is proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are adjacent to the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The site provides education facilities and site specific open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	This site could provide jobs and green space/
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is located within a 'protected local green gap' as defined within the adopted Tendring District Local Plan (2007).</p> <p>St Michael's church is a Grade II listed building located close to the northern boundary of the sits.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously undeveloped site is located adjacent to an 'urban settlement' and as such has some links to public transport in the form of a local bus service. The site is however located within a 'green gap' (as defined within the Development Plan 2007) which means that any development in such areas would be prominent.				

The size of site means that it may accommodate some sixty dwellings and there will be space for affordable housing and green space. The promoter also wishes to incorporate an addition to the existing educational facilities on site. This extension may also promote new jobs. There is a listed building adjoining the site which will need careful consideration should the site be put forward.

The site is considered to be sustainable.

Site: 3.25 Land at Michaelstowe Farm Ramsey Road, Ramsey

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Ramsey is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Most of the site to the south is open grassland currently used for horse grazing and equestrian activities. The northern portion is occupied by a number of farm buildings and structures associated with the current activities on site. The site lies well within the wider Harwich/Dovercourt built up area with housing to the south and east, beyond the open land immediately adjacent to the eastern boundary of the site. The area of land to the west is heavily wooded.</p> <p>The Council estimate that a site of this size could accommodate some 48 dwellings assuming up to 90% of the whole site is developed for housing at a density of 20 dwellings per hectare but potentially fewer if development included some non residential uses and/or open space/landscaping.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	++	Although within Ramsey Parish, the site is located away from the village, directly adjacent to the edge of Dovercourt.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	++	Bus stops are adjacent to the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The site is large enough to accommodate some site specific green space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	This site could provide green space/
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	2007). St Michael's church is a Grade II listed building located close to the northern boundary of the sits.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	+	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This previously predominantly undeveloped site is located adjacent to an 'urban settlement' and as such has some links to public transport in the form of a local bus service. The site is also surrounded by development on all sides providing good screening from the open countryside.				

The size of site means that it may accommodate some forty-eight dwellings and there will be space for affordable housing and green space. There is a listed building adjoining the site which will need careful consideration should the site be put forward.

The site is not considered to be sustainable.

St. Osyth

Score summary - St Osyth

File No:	Site Name:	+	-	I/O/? /NA	Score
1.35a	Land at Folly Farm, Clacton Road/Rochford Road, St Osyth	12	6	16	+ 6
1.35b	Land at Folly Farm, Clacton Road/Rochford Road, St Osyth	12	6	16	+ 6
1.35c	Land at Folly Farm, Clacton Road/Rochford Road, St Osyth	12	8	16	+ 4
1.36	Land north of Bypass Road, St. Osyth	5	14	19	- 9
1.37	St. Osyth Priory, Colchester Road, St. Osyth	14	12	13	+ 2
1.46	Field north of Clacton Road, St.Osyth	12	9	14	+ 3

Site: 1.35a Land at Folly Farm, Clacton Road/Rochford Road, St Osyth

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>St Osyth is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district The submission would suggest a development of mixed housing types and could deliver new affordable homes.</p> <p>The Council estimates that the site could accommodate 19 units at a density of 20 dwellings per hectare if the whole site is developed.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>St Osyth is classed as a Key Rural Service Centre.</p> <p>There are some employment opportunities in the village.</p> <p>Bus stops are located about 350m away.</p> <p>New housing would help to sustain the local economy.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	A developer contribution would help to improve existing primary and secondary school facilities.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Bus stops are located about 350m away. Most journeys outside of the settlement will be by private car.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		St Osyth has a local primary school, employment and retail opportunities and community facilities, which can be reached on foot or by cycle.
	Will sustainable modes of transport increase?	Decrease from 2001	O	
		<1.00		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	<p>A developer contribution would help to improve education.</p> <p>The Clacton sub area has a predicted surplus of 598 primary school places and 1020 secondary school places.</p> <p>Early Years & Childcare: New provision is likely to be necessary.</p> <p>Primary: St Osyth has surplus capacity and can be expanded.</p> <p>Secondary: No secondary school within safe walking distance. Pupils could be accommodated at Clacton (school transport cost).</p> <p>St Osyth has a part-time doctor's surgery, run by the St James Surgery at Clacton.</p> <p>The Clacton sub area ratio of GP: Residents is 1:1,982.</p> <p>Green Infrastructure, including opportunities for multi-</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			functional GI to be provided on site along with play area improvements.
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in zero carbon development.</p> <p>Multi-functional Green Infrastructure would increase biodiversity.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to people and	Increase	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	0	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The land is agricultural with scope to increase biodiversity. Landscape impact is limited by the extent of visual containment.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	St Osyth STW is close to capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
This modest previously undeveloped site is located adjacent to a 'Key Rural Service Centre' within the district and as such has some links to sustainable public transport via a local bus service. The level of built form near the site means that the visual impact upon the open countryside will be reduced.				
A site of this size could accommodate some nineteen dwellings; this would allow for affordable housing and green infrastructure on site.				

There is no mention of education, employment or community facilities being proposed on site. The site is located within the catchment area of a sewage treatment works which is almost at capacity.

The site is not considered to be sustainable.

Site: 1.35b Land at Folly Farm, Clacton Road/Rochford Road, St Osyth

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>St Osyth is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. The submission proposes 43 units on 2.18 ha, which would suggest a development of mixed housing types and could deliver new affordable homes.</p> <p>The Council estimates that the site could accommodate 40 units at a density of 20 dwellings per hectare if 90% of the site is developed.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>St Osyth is classed as a Key Rural Service Centre.</p> <p>There are some employment opportunities in the village.</p> <p>Bus stops are located about 100m away.</p> <p>New housing would help to sustain the local economy.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	A developer contribution would help to improve existing primary and secondary school facilities.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Bus stops are located about 100m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	St Osyth has a local primary school, employment and retail opportunities and community facilities, which can be reached on foot or by cycle.
		<1.00		
Increase				
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	A developer contribution would help to improve education.
		No school has a projected deficit of school places within the next 5 years		The Brightlingsea sub area has a predicted surplus of 143 primary school places and 57 secondary school places.
		<2,000 patients per GP		Early Years & Childcare: Alresford has surplus capacity and additional places could be provided.
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	Primary: Alresford has surplus capacity and can be expanded. Secondary: No secondary school within safe walking distance. Pupils could be accommodated at Brightlingsea (school transport cost). Alresford has a part-time doctor's surgery, run by the Colne Medical Centre at Brightlingsea.
Will it reduce actual crime and the fear of	Decrease	I	The Brightlingsea sub area ratio of GP:Residents is 1:1,181.	
	Decrease			

	crime?			Green Infrastructure, including opportunities for multi-functional GI to be provided on site along with play area improvements.
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
Will it promote social cohesion?	Community facility provided or improved	+		
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in zero carbon development.</p> <p>Multi-functional Green Infrastructure would increase biodiversity.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and	Increase	O	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The land is agricultural with scope to increase biodiversity.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	Landscape impact is limited by the extent of visual containment.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	St Osyth STW is close to capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This modest previously undeveloped site is located adjacent to a 'Key Rural Service Centre' within the district and as such has some links to sustainable public transport via a local bus service. The level of built form near the site means that the visual impact upon the open countryside will be reduced.				
A site of this size could accommodate some forty dwellings; this would allow for affordable housing and green infrastructure on site. There				

is no mention of education, employment or community facilities being proposed on site. The site is located within the catchment area of a sewage treatment works which is almost at capacity.

The site is not considered to be sustainable.

Site: 1.35c Land at Folly Farm, Clacton Road/Rochford Road, St Osyth

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>St Osyth is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. The submission proposes 26 units on 3.55 ha, which would suggest a development of mixed housing types and could deliver new affordable homes.</p> <p>The Council estimates that the site could accommodate 30 units at a density of 20 dwellings per hectare if 90% of the site is developed.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>St Osyth is classed as a Key Rural Service Centre.</p> <p>Most of the site lies close to the settlement boundary.</p> <p>There are some employment opportunities in the village.</p> <p>Bus stops are located opposite the site and about 50m</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	away. New housing would help to sustain the local economy.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	A developer contribution would help to improve existing primary and secondary school facilities.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Bus stops are located opposite the site and about 50m away. Most journeys outside of the settlement will be by

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		private car.
	Will sustainable modes of transport increase?	Decrease from 2001	O	St Osyth has a local primary school, employment and retail opportunities and community facilities, which can be reached on foot or by cycle.
		<1.00		
Increase				
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	A developer contribution would help to improve education.
		No school has a projected deficit of school places within the next 5 years		The Clacton sub area has a predicted surplus of 598 primary school places and 1020 secondary school places.
		<2,000 patients per GP		Early Years & Childcare: New provision is likely to be necessary.
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	Primary: St Osyth has surplus capacity and can be expanded. Secondary: No secondary school within safe walking distance. Pupils could be accommodated at Clacton (school transport cost). St Osyth has a part-time doctor's surgery, run by the St James Surgery at Clacton.
Will it reduce actual crime and the fear of	Decrease	I	The Clacton sub area ratio of GP:Residents is 1:1,982.	
	Decrease		Green Infrastructure, including opportunities for multi-	

	crime?			functional GI to be provided on site along with play area improvements.
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>New development will increase CO2 emissions directly and indirectly. Increases in the performance of buildings may result in zero carbon development.</p> <p>Multi-functional Green Infrastructure would increase biodiversity.</p> <p>Orientation of buildings and design of roofs to include opportunities for solar panels.</p> <p>The score for the CfSH level will depend upon the date of construction.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to people and	Increase	

	properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The land is agricultural with scope to increase biodiversity.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	Landscape impact is limited by the extent of visual containment.
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	St Osyth STW is close to capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
This modest previously undeveloped site is located adjacent to a 'Key Rural Service Centre' within the district and as such has some links to sustainable public transport via a local bus service. The level of built form near the site means that the visual impact upon the open countryside will be reduced.				
A site of this size could accommodate some thirty dwellings; this would allow for affordable housing and green infrastructure on site. There				

is no mention of education, employment or community facilities being proposed on site. The site is located within the catchment area of a sewage treatment works which is almost at capacity.

The site is not considered to be sustainable.

Site: 1.36 Land north of Bypass Road, St. Osyth

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	n/a	<p>St Osyth is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district The submission would suggest a development of mixed housing types and could deliver new affordable homes.</p> <p>The land is located to the north of the bypass which borders the north of the settlement. The land covers some 6 hectares and is currently agricultural.</p> <p>The promotion is for employment use.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	n/a	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	n/a	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is remote from the development boundary but has acceptable public transport links in the form of a bus stop located close to the site.</p> <p>It is unclear how many jobs are to be created by the</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	promotion, at lease a score 0f + can be attributed, possibly ++.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+/++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	?	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest buss stop is located some 320m to the southwest of the promotion site. The site is therefore

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		accessible by two forms of sustainable transport.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	n/a	A small area of contaminated land is located to the south of the site on Clacton Road.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Proposes jobs.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	All development will cause a slight increase in greenhouse gases. There is an area of high flood risk to the east of the development site.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	n/a	
		Increase		
	Will it minimise the risk of flooding to	Increase	--	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	--	The development site crosses an area of Local Wildlife Site. The site is previously undeveloped.
	Will environmentally protected sites be protected or enhanced?	No net loss	--	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	St Osyth STW is close to capacity.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
This modest previously undeveloped site is located in the open countryside but has some links to sustainable public transport via a local bus service. The remote location of the site means that it will be visually prominent within the open countryside.				

The site proposes employment however no specific number of jobs have been put forward. Part of the site is also located within a Local Wildlife Site.

The site is not considered to be sustainable.

Site: 1.37 St. Osyth Priory, Colchester Road, St. Osyth

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>St Osyth is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. The submission proposes 250 units on about 14.6 ha, which would suggest a development of mixed housing types and could deliver new affordable homes.</p> <p>The land is open parkland.</p> <p>The Council estimates that the site area could accommodate 250 dwellings</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>St Osyth is classed as a Key Rural Service Centre.</p> <p>Most of the site lies close to the settlement boundary.</p> <p>There are some employment opportunities in the village.</p> <p>Bus stops are located adjacent to and opposite the site.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	New housing would help to sustain the local economy.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Bus stops are located adjacent to and opposite the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	--	

	Will historic assets be protected or enhanced?	Reduction	--	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	St Osyth STW is close to capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 250 homes including affordable housing. However, the site is environmentally highly sensitive, being a Registered Historic Park and Garden and having received a low score (+2) in the sustainability assessment, would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.46 Field north of Clacton Road, St.Osyth

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>St Osyth is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district. The submission proposes 26 units on 3.55 ha, which would suggest a development of mixed housing types and could deliver new affordable homes.</p> <p>The Council estimates that the site could accommodate 15 units at a density of 20 dwellings per hectare.</p> <p>The land is agricultural.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>St Osyth is classed as a Key Rural Service Centre.</p> <p>The site lies close to the settlement boundary.</p> <p>There are some employment opportunities in the village.</p> <p>Bus stops are located about 50m and 250m away.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	New housing would help to sustain the local economy.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Bus stops are located about 50m and 250m away.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	St Osyth STW is close to capacity. The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site could deliver about 15 homes including affordable housing. However, it received a low score (+3) in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Tendring

Score summary – Tendring

File No:	Site Name:	+	-	I/O/? /NA	Score
6.5	Land Adj Primary School Heath Road Tendring	15	11	15	+ 4
6.6	Land at Pond Farm, Heath Road, Tendring (Employment)	11	4	21	+ 7
6.7	Land opposite Romford House Heath Road Tendring	8	11	19	- 3
6.8	Land north of parsonage lane Tendring Green	6	4	25	+ 2
6.13	Land east of Chapel Lane Tendring Green	9	2	23	+ 7
6.14	Land at sewage works off Heath Road Tendring Green	7	4	23	+ 3
6.20	Land at Bat Hall The Green Tendring	7	5	23	+ 2
6.22	The Haulage yard Heath Road Tendring	7	8	21	- 1
6.27	Land at Pump Cottage The Green Tendring	9	2	24	+ 7
6.28	Land at Oaktree Cottage The Green Tendring	9	2	24	+ 7

Site: 6.5 Land Adj Primary School Heath Road Tendring

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	An isolated greenfield site in agricultural use surrounded by agricultural land and bounded by the B1035 to the north. Tendring Primary School lies to the east of the site and there are a handful of residential dwellings to the north west. The Council estimate the site could accommodate some 30 dwellings with open space and potential community facilities.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The site is on Greenfield land with poor access to public transport.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located on Heath Road some 800m from the site.

economic benefits of international gateways	car?				
	Will sustainable modes of transport increase?	Decrease from 2001	-		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		+	
	Will it reduce actual crime and the fear of crime?	Decrease	I		
		Decrease			
Will it reduce	0		0		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	<p>The score for the CfSH level will depend upon the date of construction.</p> <p>Due to the size of the site (some 1.9ha) green infrastructure could potentially be provided on site, allowing for a raised score.</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
	Does it provide areas of accessible	Increase	++	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is Greenfield.</p> <p>The Tendring and Wix Clay plateau landscape is visually sensitive.</p> <p>No heritage assets located near the site</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously undeveloped site is located in the open countryside. Due to its remote location the site has poor links to public transport and will be visually intrusive into the open countryside. The size of site means that it may accommodate some thirty dwellings with affordable housing and some site specific green infrastructure. The site could not however accommodate healthcare, education or employment facilities on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.6 Land at Pond Farm, Heath Road, Tendring

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	n/a	Promotion of land for employment use at Pond Farm on Heath Road.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	n/a	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	n/a	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The site is on brownfield land in the open countryside.</p> <p>The Council estimates that the promotion could accommodate between 1 – 99 jobs,</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	-	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	0	New employment opportunities would include training (e.g. apprentices) but score is 0 as no new facility or expansion of existing facility.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the District	-	

capturing the economic benefits of international gateways	travel by private car?	Local Plan Process		The nearest bus stop is located on Heath Road some 600m away from the site. In this respect the site benefits from two means of sustainable transport; the bus and cycle.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
Will it reduce	0	O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Development provides jobs..
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	0	
Does it provide areas of accessible	Increase	0		

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is majority brownfield.</p> <p>The Tendring and Wix Clay plateau landscape is visually sensitive.</p> <p>There is a listed building to the south of the site, however it is at some distance and the affect in the building is therefore unknown.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	?	
No loss				
9. Ensure the prudent use of natural	Does it minimise waste	60% recycling by 2020	?	

resources	and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously developed site is located in the open countryside. Due to its remote location the site will be visually intrusive into the open countryside. The site does have some links to sustainable transport via local bus services. The size of site means that it may accommodate an amount of new jobs which has the potential to bring benefits to the wider area.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.7 Land opposite Romford House Heath Road Tendring

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	The site is agricultural grassland screened from the B1035 by hedgerow. It is surrounded by residential dwellings to the east, south and west. To the north is open agricultural The Council estimate the site could accommodate some 10 dwellings at a density of 20 dwellings per hectare.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The site is on Greenfield land with poor access to public transport.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest bus stop is located on Heath Road some 800m from the site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
Will it reduce	0	O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is Greenfield.</p> <p>The Tendring and Wix Clay plateau landscape is visually sensitive.</p> <p>No heritage assets located near the site</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously undeveloped site is located in the open countryside. Due to its remote location the site has poor links to public transport and will be visually intrusive into the open countryside. The size of site means that it may accommodate some ten dwellings with affordable housing. The site is too small to provide community facilities, site specific green infrastructure, healthcare, education or employment facilities on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.8 Land north of parsonage lane Tendring Green

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The site is divided into two parts and is grassland / farm land. They are split by a single line of residential dwellings in the middle of them. There is open farm land to the north of both sites and residential to the south. Farm land is to the west of site A and east of site B.</p> <p>The Council estimates that the sites could accommodate 6 dwellings (4 on site A and 2 on site B).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	The site is on Greenfield land adjacent to the development boundary of Tendring Green; an 'other' settlement within the centre of the District.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop to site A is located on Heath Road some 160m from the site and some 320m away from site B

economic benefits of international gateways	car?			on Heath Road. The site is therefore accessible by buss and cycle.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	0		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Sites are too small to provide a mix of housing types or community facilities.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is Greenfield.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>No heritage assets located near the site</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>These previously undeveloped sites are located adjacent to an 'other' settlement in the district. The sites are adjacent to a built up area so therefore will have limited visual impact upon the open countryside. The sites benefit from some access to sustainable public transport in the form of local bus services.</p> <p>The modest size of sites means that they may accommodate some six dwellings with no affordable housing, community facility or green infrastructure. The sites could not accommodate healthcare, education or employment facilities on site.</p> <p>The sites are not considered to be sustainable.</p>				

Site: 6.13 Land east of Chapel Lane Tendring Green

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Site occupied by a number of buildings associated with Glebe Farm, situated to the east of Tendring Green. To the north, east and south lies open agricultural land. Site is well screened by mature trees.</p> <p>The Council estimates that the sites could accommodate 10 dwellings at a density of 13 dwellings per hectare which would reflect the density and character of existing development to the west.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	The site is on predominantly brownfield land adjacent to the development boundary of Tendring Green; an 'other' settlement within the centre of the District.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop to site A is located on Heath Road some 65m away from the site The site is therefore

economic benefits of international gateways	car?			accessible by buss and cycle.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of housing types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is majority brownfield.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>No heritage assets located near the site</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously predominantly developed site is located adjacent to an 'other' settlement in the district. The site is adjacent to a built up area so therefore will have limited visual impact upon the open countryside. The site benefits from some access to sustainable public transport in the form of local bus services.</p> <p>The size of site means that it may accommodate some ten dwellings with some affordable housing. The site is too small to accommodate community facility, green infrastructure, healthcare, education or employment facilities on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.14 Land at sewage works off Heath Road Tendring Green

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Disused sewage treatment plant that serviced the old Heath Hospital. Site is in a remote location away from other residential development and is surrounded on most sides by open agricultural land. To the east lies a man-made lake formed by gravel extraction. The Council estimates that the sites could accommodate 5 dwellings.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is on predominantly brownfield land within the open countryside.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop to site A is located on Heath Road some 118m away from the site. Whilst there is no foot path

economic benefits of international gateways	car?			along the access track, this is not considered to be a significant issue which could be resolved as part of a proposal coming forward.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	O	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	O	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of housing types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is majority brownfield.</p> <p>The Tendring and Wix Clay plateau (8A) landscape is visually sensitive.</p> <p>No heritage assets located near the site</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously predominantly developed site is located in the open countryside, away from the development boundary of any settlement. The site as such is particularly dominant in visual terms. The site benefits from some access to sustainable public transport in the form of local bus services.</p> <p>The size of site means that it may accommodate some five dwellings with no prospect of affordable housing. The site is also too small to accommodate a community facility, green infrastructure, healthcare, education or employment facilities on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.20 Land at Bat Hall The Green Tendring

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Part of the front garden of existing property known as Bat Hall, which fronts Heath Road. Site is on the northern edge of a small cluster of properties and farm buildings located on the main road between the hamlet of Tendring Green and the main village of Tendring, to the south. Site is self contained and well screened and is currently heavily vegetated and occupied by a number of trees. To the east, on the opposite side of Heath Road and to the west lies open countryside.</p> <p>The Council estimates that the sites could accommodate 1 dwelling</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is on predominantly brownfield land within the open countryside.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Heath Road some 600m away from the site; In this respect the site benefits from two

economic benefits of international gateways	car?			means of sustainable transport; the bus and cycle.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	Site is too small to provide a mix of housing types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is majority brownfield.</p> <p>Due to the level of built development to the north, west and south and road to the east, the impact on landscape character will be neutral.</p> <p>The site which is being promoted is located to the front (east) of Bat Hall; a Grade II listed building.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	--	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This extremely modest, previously developed site is located in the open countryside, away from the development boundary of any settlement. Due to the site's location; surrounded by other development on three sides, the visual impact on the open countryside will be lessened. The site benefits from some access to sustainable public transport in the form of local bus services.</p> <p>The modest size of site means that it may accommodate only a single dwelling with no prospect of affordable housing. The site is also too small to accommodate a community facility, green infrastructure, healthcare, education or employment facilities on site. There is a listed building located to the rear (west) of the promotion site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.22 The Haulage yard Heath Road Tendring

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>A PDL site currently used as a haulage yard. Site lies on the edge of a small cluster of dwellings known as Tendring Heath. The site is occupied by a number of buildings and structures associated with the current activities on the site. The site lies behind a couple of dwellings and commercial premises on Heath Road. To the south lies open countryside, to the west lies grassland and woodland beyond and to the east lies open grassland.</p> <p>The Council estimates that the sites could accommodate 8 dwellings based on the density of nearby development.</p> <p>An application for 36 dwellings was refused by the Council and dismissed at appeal on this site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is on brownfield land within the open countryside.</p> <p>The site appears to create jobs at present; the development of this site to residential would lead to loss of jobs in the district.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	The promotion incorporates the loss of jobs in a rural area.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located on Heath Road some 38m away from the site. Whilst it is recognised that there is no

economic benefits of international gateways	car?			footpath along Heath Road, this is not considered to be significant as the distance is only short.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	0		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	Loss of jobs. Site is too small to provide a mix of housing types or community facilities.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible	Increase	○	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is majority brownfield.</p> <p>The Tendring and Wix Clay plateau (8A) landscape is visually sensitive.</p> <p>No heritage assets within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously developed site is located in the open countryside, away from the development boundary of any settlement. The site as such is particularly dominant in visual terms. The site benefits from some access to sustainable public transport in the form of local bus services.</p> <p>The size of site means that it may accommodate some eight dwellings with no prospect of affordable housing. The site is also too small to accommodate a community facility, green infrastructure, healthcare, education or employment facilities on site. If developed, the site would also promote the loss of jobs as the current site is in employment use.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.27 Land at Pump Cottage The Green Tendring

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Garden land to the south of the existing dwelling fronting The Green, on the western boundary of the hamlet Tendring Green. To the rear is the remainder of the garden, beyond which lies open countryside.</p> <p>The Council estimates that the sites could accommodate 1 dwelling.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	The site is on brownfield land adjacent to an 'other' settlement..

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located opposite the site on Heath Road. Whilst there is no footpath along Heath Road, this is

economic benefits of international gateways	car?			not considered to be significant as the distance to the site is only short.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	0		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site is too small to provide a mix of housing types or community facilities.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is majority brownfield.</p> <p>The Tendring and Wix Clay (8A) plateau landscape is visually sensitive.</p> <p>No heritage assets within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously developed site is located adjacent to an 'other' settlement within the district. The site as such is particularly dominant in visual terms. The site benefits from some access to sustainable public transport in the form of local bus services.</p> <p>The size of site means that it may accommodate some only a single dwelling with no prospect of affordable housing. The site is also too small to accommodate a community facility, green infrastructure, healthcare, education or employment facilities on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.28 Land at Oaktree Cottage The Green Tendring

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Garden land to the south of the existing dwelling fronting The Green, on the western boundary of the hamlet Tendring Green. To the rear is the remainder of the garden, beyond which lies open countryside.</p> <p>The Council estimates that the sites could accommodate 1 dwelling.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	O	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	O	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	The site is on brownfield land adjacent to an 'other' settlement.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	?	No training proposals or education facilities are proposed.
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	○	The nearest bus stop is located opposite the site on Heath Road. Whilst there is no footpath along Heath Road this is

economic benefits of international gateways	car?			not considered to be an issue due to the short distance to the stop.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
Will it reduce	0	0		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site is too small to provide a mix of housing types or community facilities.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is majority brownfield.</p> <p>The Tendring and Wix Clay plateau (8A) landscape is visually sensitive.</p> <p>No heritage assets within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This previously developed site is located adjacent to an 'other' settlement within the district. The site as such is particularly dominant in visual terms. The site benefits from some access to sustainable public transport in the form of local bus services.</p> <p>The size of site means that it may accommodate some only a single dwelling with no prospect of affordable housing. The site is also too small to accommodate a community facility, green infrastructure, healthcare, education or employment facilities on site.</p> <p>The site is not considered to be sustainable.</p>				

Thorpe-le-Soken

Score summary – Thorpe-le-Soken

File No:	Site Name:	+	-	I/O/? /NA	Score
2.11	Land North of Abbey Street	15	7	13	+ 8
2.12	Land off Lonsdale Road	16	7	13	+ 9
2.13	Land North of New Town Road	15	8	11	+ 7
2.14	Land opposite Byng Crescent, Frinton Road, Thorpe-le-Soken	12	7	15	+ 5
2.15	Land East of Landermere Road and North of Byng Crescent, Thorpe-le-Soken	12	8	14	+ 4
2.16	Land at 2 and 3 Tendring Road, Thorpe-le-Soken	7	11	15	- 4
2.17	Land at Triangle Nursery, Frinton Road, Thorpe-le-Soken	17	3	15	+ 12
2.26	Land at Thorpe Maltings and Former King Edward VII Public House, Thorpe-le-Soken.	15	7	13	+ 8
2.27	Land at Elm Farm, Frinton Road, Thorpe-le-Soken	16	7	12	+ 9
2.33	Land at Golden Lane Tendring Road, Thorpe-le-Soken	12	12	12	0
2.34	Land off St. Michael's Road Thorpe-le-Soken	8	8	18	0
2.35	Land south of Frinton Road, Thorpe-le-Soken	13	7	14	+ 6

Site: 2.11 Land North of Abbey Street, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>This site is approximately 2.5ha and lies approximately 300m east of the village centre. The site has the potential capacity of up to 50 dwellings. It is currently allocated as Allotment land (Policy COM9, Adopted Proposals Map 2007), but the site is privately owned and has been vacant since 2005.</p> <p>The site is located adjacent to the Settlement Development Boundary.</p> <p>The site is large enough to accommodate a mix of housing and new allotment and public open space.</p> <p>The site is enclosed in a built up area with further development having recently been granted planning permission to the east of the site for an extension to Elm Farm Caravan Park and a rural exception housing scheme to the east off Byng Crescent.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities	To be determined as part of the District	+	<p>The nearest bus stop is approximately 75m away and the nearest train station is less than 1.3km away. The site has</p>

	accessible to centres of population?	Local Plan Process		<p>access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural economy and the primary school.</p> <p>As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning	Will levels of educational attainment	Increase on the last published figure	+	Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to

opportunities for all	improve?	Decrease on the last published figure		<p>accommodate pupils from a development of this size.</p> <p>The site is approximately less than 500m to the west of the Primary School which is situated along the High Street and Technology College is on Landermere Road, approximately 450m from the site. Healthy sustainable lifestyles will be encouraged as both the schools are an easily walkable distance of the site.</p>
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is approximately 75m away and the nearest train station is less than 1.3km. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.</p>
	Will sustainable modes of transport increase?	Decrease from 2001 <1.00	+	
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced.</p> <p>The proposal offers a mix of new housing, Public open space and allotment land to mitigate for the loss of designated allotment land in the Adopted Local Plan, 2007.</p>
		No school has a projected deficit of school places within the next 5 years		

		<2,000 patients per GP		<p>It has been put forward that the area for allotments and Open Space will be 0.5ha and of this 0.3 ha will be used for allotments. This figure has been reached by the developer using the National Society for Allotment and Leisure Gardeners recommendation of 0.125 ha of allotment land per 1000 population. Although, the Tendring Open Space Study recommends a standard of 0.25ha per 1000 population.</p> <p>The Frinton Sub-Area had a GP:Residents ratio in 2008 of 1:1,384.</p>
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of

		2050.		sustainability that can be attained
Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		+	The site is located in Flood Zone 1 although there is a small chance of surface water flooding to the north of the site.
	Increase			
Will it minimise the risk of flooding to people and properties?	Increase		○	
Does it provide areas of accessible green space to allow the dispersal of species?	Increase		○	
Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I	

8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The southern part of the site adjacent to Abbey Street is located within the Thorpe-le-Soken Conservation Area (Policy EN17, Adopted Proposals Map 2007). The site is in close proximity to the Grade 11 Historic Park of Thorpe Hall and to the listed buildings of Tortworth (Grade 11) and to Elm Farmhouse (Grade 11).</p> <p>The site is a greenfield site and has been identified as a Potential Local Wildlife Site (LoWS). The site has undergone an Ecological Desk Study and a Walkover Survey which has concluded that it is of low ecological value with recommendations for further surveys to be undertaken on the habitats suitable for bat roosts and the habitats found suitable for reptiles.</p> <p>Although the site borders the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape would potentially be mitigated by existing trees along the boundaries and the majority of the surrounding area being built up.</p> <p>There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	
	Will historic assets be protected or enhanced?	Reduction	-	
No loss				
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		<p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes</p>

	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	forward for development, therefore affecting the degree of sustainability that can be attained.
		Increase		
SUMMARY				
<p>This greenfield site offers the potential to provide a development of approximately 50 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The site is adjacent to the Settlement Development Boundary and so an extension would be required. The development would have a low impact on the surrounding landscape due to the built up nature of the area around it. Subject to further survey work, the development proposal offers an enhancement to a greenfield site that has low ecological value with a proportion of the site being reinstated for use as allotments.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.12 Land off Lonsdale Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>This greenfield site is approximately 11.06ha and lies approximately 600m north-east of the village centre. The site has the potential capacity of up to 124 dwellings. The site is located adjacent to the Settlement Development Boundary.</p> <p>The site is large enough to accommodate a mix of housing at a low density and public open space.</p> <p>There is a public footpath along the southern boundary of the site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is approximately 480m away and the nearest train station is less than 1.7km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	economy and the primary school.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size.
		Decrease on the last published figure		

				encouraged as both the schools are an easily walkable distance of the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 480m away and the nearest train station is less than 1.7km. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze. A Travel Plan should be produced for a site of this size.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. The site has the potential to offer a mix of new housing with public open space. The site will adjoin an area of existing open space to the west.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open	+	

		Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is a greenfield site and borders the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape would be highly visible to the surrounding area There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				

This greenfield site offers the potential to provide a development of approximately 124 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The site is adjacent to the Settlement Development Boundary and so an extension would be required. The development though would be highly visible from the surrounding countryside and have high impact on its surrounding area. The site does not have suitable vehicular access for a development of this scale.

The site is not considered to be sustainable.

Site: 2.13 Land north of New Town Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	This site is approximately 5.73ha and lies approximately 160m from Thorpe High Street. The site has the potential capacity of up to 57 dwellings. The site is located adjacent to the Settlement Development Boundary.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	The site is large enough to accommodate a mix of housing at a low density and public open space. There is a public footpath running along the southern boundary of the site.
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	This greenfield site is located on the edge of a built up area with residential development to the west, open space to the south and a school playing field to the east.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 321m away and the nearest train station is less than 1.6km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>economy and the primary school.</p> <p>As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	<p>Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size.</p> <p>The site is approximately less than 321m of the Primary School which is situated along the High Street. The Technology College is approximately 321m from the site.</p>
		Decrease on the last published figure		

				Healthy sustainable lifestyles will be encouraged as both the schools are an easily walkable distance of the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 321m away and the nearest train station is less than 1.6km. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze. A Travel Plan should be produced for a site of this size.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	+	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. The site has the potential to offer a mix of new housing with public open space. The site will adjoin an area of existing open space to the south and the east.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0		
		No reduction		
		Decrease	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing would help to contribute to social cohesion and the open space to health equality
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	The site is located in Flood Zone 1

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is located close to Thorpe Conservation Area (Policy EN17, Adopted Proposals Map 2007) and to a cluster of listed buildings to the south of the site. The size of this development could affect the setting of the historical assets of this area.</p> <p>The site is a greenfield site and is close to the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape would be highly visible to the surrounding area.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	Increase	+ / + +
SUMMARY				

This greenfield site offers the potential to provide a development of approximately 57 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The site is adjacent to the Settlement Development Boundary and so an extension would be required. The development though would be highly visible from the surrounding countryside and have a high impact on its surrounding area. The site does not have suitable vehicular access for a development of this scale.

The site is not considered to be sustainable.

Site: 2.14 Land opposite Byng Crescent, Frinton Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>This site is approximately 1.71ha and lies approximately 700m east of the village centre. The site has the potential capacity of up to 28 dwellings. It is currently open grassland. The site is located adjacent to the Settlement Development Boundary.</p> <p>The site is large enough to accommodate a mix of housing at a low density and public open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is approximately 80m away and the nearest train station is less than 1.7km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural economy and the primary school.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	<p>Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size. The site is approximately less than 1.1km from the Primary School which is situated along the High Street and the Technology College is on Landermere Road, approximately 960m from the site. Healthy sustainable lifestyles will be encouraged as both the schools are a walkable distance of</p>
		Decrease on the last published figure		

				the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 80m away and the nearest train station is less than 1.7km. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze. A Travel Plan should be produced for a site of this size.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. The site has the potential to offer a mix of new housing and Public open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and public open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The site is located in Flood Zone 1 although there is a small chance of surface water flooding to the western edge and eastern half of the site
		Increase		
	Will it minimise	Increase		

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is a greenfield site and is adjacent to a Potential Local Wildlife Site (LoWS). The site is also close to the Thorpe Conservation Area (Policy EN17, Adopted Proposals Map 2007) and is in close proximity to the Grade II Historic Park of Thorpe Hall and to the listed buildings of Tortworth (Grade II) and to Elm Farmhouse (Grade II). The site should have minimal impact due to the built up nature of the surrounding area. Although the site borders the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape majority of the surrounding area being built up. There are a range of cropmarks in the area and good
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be	No loss of land with high	I	

	maintained?	sensitivity value		survival of below ground deposits which are sensitive to change.
	Will historic assets be protected or enhanced?	Reduction	- / ?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	Increase	+ / + +
SUMMARY				
This greenfield site offers the potential to provide a development of approximately 28 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail				

links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The site is adjacent to the Settlement Development Boundary and so an extension would be required. The site represents a sensible extension to the Settlement Development Boundary. The development would have a low impact on the surrounding landscape due to the site being well screened.

The site is not considered to be sustainable.

Site: 2.15 Land East of Landermere Road and North of Byng Crescent, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	The two sites combined are an area of approximately 6.58ha. The sites have the potential capacity of up to 95 dwellings. It is currently agricultural land. The sites are located adjacent to the Settlement Development Boundary.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	The combined site is large enough to accommodate a mix of housing at a low density and public open space.
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	There is residential development to the east of Site A and to the south of Site B which includes a recently completed Rural Affordable Housing Scheme. To the south of Site A, further development has been granted planning permission for an extension to Elm Farm Caravan Park.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 480m away and the nearest train station is less than 1.9km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural economy and the primary school.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	<p>Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size.</p> <p>The site is approximately 1.44km from the Primary School which is situated along the High Street and approximately 1.2km from the Technology College which is on Landermere Road. Healthy sustainable lifestyles will be</p>
		Decrease on the last published figure		

				encouraged as both the schools are an easily walkable distance of the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 480m away and the nearest train station is less than 1.9km. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. The proposal offers a mix of new housing at a low density and public open space. Site A is directly adjacent to a site of Public Open Space
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open	+	

		Space Strategy		
	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained The site is located in Flood Zone 1 although there is a part of Site A that is at risk of surface water flooding.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The sites are close to Thorpe-le-Soken Conservation Area (Policy EN17, Adopted Proposals Map 2007) and close to Elm Farmhouse (Grade II). The sites are greenfield and currently in agricultural use. The sites would be highly visible to the surrounding area due to the lack of screening. Effective design and screening would be needed to reduce the impact of the development. The sites are within the Hamford Water Living Landscapes area and the development of the two sites would create a major extension to the existing built up area and would therefore have an impact on the surrounding landscape.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.
	Will water quality be maintained or improved?	No reduction	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+	
Increase				
SUMMARY				
These greenfield sites offer the potential to provide a development of approximately 95 dwellings to help to sustain a rural settlement and				

its local economy. They offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The sites are adjacent to the Settlement Development Boundary and so an extension would be required. The development would create a major extension to the built up area and due to the lack of screening would be highly visible from the surrounding landscape. Vehicular access to these sites is limited and may be a constraint to development.

The site is not considered to be sustainable.

Site: 2.16 Land at 2 and 3 Tendring Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>This site is approximately 0.39ha and has the potential capacity of up to 8 dwellings. The site is located outside and some distance from the Settlement Development Boundary in the small hamlet of Thorpe Green.</p> <p>There is a public footpath along the southern boundary of the site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is approximately 800m away and the nearest train station is approximately 2.41km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural economy and the primary school.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector. This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size. The site is approximately 1.13km from the Primary School which is situated along the High Street and approximately 1.29km from the Technology College which is on Landermere Road.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is approximately 800m away and the

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		nearest train station is approximately than 2.41km away. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The contribution to open space would help contribute to health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained The site is located in Flood Zone 1.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		O
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020		I
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity		-
	Will environmentally protected sites be protected or enhanced?	No net loss		-
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process		-
	Will landscape quality be maintained?	No loss of land with high sensitivity value		-
				<p>This is a backland greenfield site and would be visible from the west and result in further encroachment of the settlement westwards into the surrounding countryside. The site is close to two listed buildings, Thorpe Green House (Grade II) and Millington House (Grade II).</p> <p>The site is also close to Thorpe Green Local Wildlife Site (LoWS) (1.0 ha) which is a BAP Priority Habitat of Lowland Meadows and Lowland Grassland. It contains a good mix of grass and herb species, including Sweet Vernal-grass (<i>Anthoxanthum odoratum</i>), Field Wood-rush (<i>Luzula campestris</i>) Creeping Cinquefoil (<i>Potentilla reptans</i>) and Cuckooflower (<i>Cardamine pratensis</i>).</p>

				There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.
	Will historic assets be protected or enhanced?	Reduction No loss	-	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	Increase	+ /+ +
SUMMARY				
<p>This greenfield site offers the potential to provide a development of approximately 8 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with some access to public transport to these settlements. The site is some distance from the Settlement Development Boundary and would result in further encroachment of the settlement of Thorpe Green into the Countryside. The site is also close and may have an impact on two listed buildings and a Local Wildlife Site.</p>				

The site is not considered to be sustainable.

Site: 2.17 Land at Triangle Nursery, Frinton Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>This site is approximately 0.47ha and lies approximately 960m east of the village centre. The site has the potential capacity of up to 10 dwellings. It is currently previously developed land and is part of the Triangle Nursery Complex. The development is intended to fund the relocation of the nursery to an alternative local site and the promoter has also submitted another site for development. The site is located close to the Settlement Development Boundary.</p> <p>The site is large enough to accommodate a mix of housing at a medium density.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is approximately 73m away and the nearest train station is approximately 1.9km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>economy and the primary school.</p> <p>As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	<p>Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size.</p> <p>The site is approximately 1.28km from the Primary School which is situated along the High Street and approximately 1.60km from the Technology College which is on Landermere Road.</p>
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The nearest bus stop is approximately 73m away and the nearest train station is less than 1.9km. The site has

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze. A Travel Plan should be produced for a site of this size.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and public open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The site is located in Flood Zone 1 although the northern part of the site is at risk of surface water flooding.
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	O	The site is previously developed land (pdl) and is located in a built up area. The site is well screened and the impact of development would be minimal There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++	

	Will historic assets be protected or enhanced?	Reduction		
		No loss	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
Increase				
SUMMARY				
<p>This site offers the potential to provide a development of approximately 10 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities. The site is close to the Settlement Development Boundary and so an extension would be required. The development would have a low impact on the surrounding landscape due to the site being well screened and within a built up area.</p>				

The site is considered to be sustainable.

Site: 2.26 Land at Thorpe Maltings and Former King Edward VII Public House, Thorpe-le-Soken.

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport. Thorpe Maltings is approximately 1.12km from the centre of Thorpe-le-Soken and located approximately 650m from the Settlement Development Boundary. The site is approximately 2.01ha and is previously developed land (pdl).</p> <p>The site currently comprises of derelict and disused Maltings buildings, a disused public house and a number of outbuildings. The promoter has developed a plan for the site to accommodate 16 town houses (east and west maltings), 11 apartments (kiln towers), 3 houses (pub), 4 new cottages, 1 shop and public open space. The scheme is promoted as enabling development to facilitate the renovation/renovation of the Maltings Building and public house.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	O	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The nearest bus stop is approximately 121m away and the site is immediately adjacent to Thorpe-le-Soken rail station. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment</p>

				opportunities and directly adjacent to the railway station that provides links to Colchester, London and the coastal towns. The development of this site would support the local rural economy and the primary school.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	There are currently occupied employment units to the east of the site.
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.
	Will it enhance the vitality and viability of town centres?	100%	○	This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	○	Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size. The site is approximately 1.44km from the Primary School which is situated along the High Street and approximately 1.60km from the Technology College which is on Landermere Road.
4. Minimise transport	Will it reduce	To be determined		The nearest bus stop is approximately 121m away and the

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process	-	<p>site is immediately adjacent to Thorpe-le-Soken rail station. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.</p> <p>A Travel Plan should be produced for all major developments.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. With the increase in natural surveillance the fear of crime should be reduced.</p> <p>The proposal offers a mix of new housing and public open space.</p> <p>There is the potential for some contamination from former industrial use of site and railway.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce	Decrease	+		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing would help to contribute to social cohesion and the public open space to health equality
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
		Will it minimise	Increase	

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	<p>The site is a conservation area (Policy EN17, Adopted Proposals Map 2007) and the Maltings is a Grade II building and local landmark. The site is also close to Thorpe Hall Conservation area (Policy EN17, Adopted Proposals Map 2007) and Grade II Historic Park.</p> <p>The site and buildings are currently in a poor state of repair and any rebuild/replacement buildings would have to be sympathetically designed to ensure that the appearance and function of the Conservation Area and gateway into Thorpe-le-Soken are not compromised as a rebuild/restoration of the Maltings would have a dominating presence on the landscape.</p> <p>Although the site is brownfield, ecological surveys will be</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape	No loss of land		

	quality be maintained?	with high sensitivity value	I	<p>required because of its proximity to Upper Holland Brook Local Wildlife Site (LoWS). The Upper Holland Brook is a BAP priority habitat of Coastal and floodplain grazing marsh and contains grassland, scattered trees, secondary woodland, scrub and reservoir. The LoWS includes species such as Branched Bur-reed (<i>Sparganium erectum</i>), Gipsywort (<i>Lycopus eurpeaeus</i>), Reed Canary-grass (<i>Phalaris arundinacea</i>) and bird species such as Lesser Whitethroat, Blackcap and Nightingale. The Upper Holland Brook is also part of the Essex Wildlife Trusts (EWT) Holland Brook Living Landscape.</p> <p>There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.</p>
	Will historic assets be protected or enhanced?	Reduction	++	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	

		Increase		
SUMMARY				
<p>This brownfield site offers the potential to accommodate 16 town houses (east and west maltings), 11 apartments (kiln towers), 3 houses (pub), 4 new cottages, 1 shop and public open space. The scheme is promoted as enabling development to facilitate the rebuild/renovation of the Maltings Building and public house.</p> <p>Although the site is some distance away from the Settlement Development Boundary of Thorpe-le-Soken and the key services and facilities it does have very good access to public transport links with the train station being directly adjacent to the site and having direct rail links to London, Colchester and the Coastal towns. Access to the site though would have to be improved by increasing the visibility.</p> <p>The development of the site offers the opportunity to rebuild/renovate the Maltings which have fallen into a state of disrepair and also the King Edward VII Public House. The development of the site would have to be carried out sympathetically to ensure that the status of the conservation area is not compromised.</p> <p>This is an opportunity to restore an historic landmark which could be a justified deviation from policy due to the anomaly of its location.</p> <p>The site is not considered to be sustainable.</p>				

Site: 2.27 Land at Elm Farm, Frinton Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	Site A is being promoted as an extension to the existing Elm Farm Caravan/Chalet Park. Site B has the potential for up to 21 dwellings based on the character and density of surrounding development (16 dph). Both sites are currently open grassland. To the north of the sites is open countryside with built development on three sides. The sites are located adjacent to the Settlement Development Boundary.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	Site B is large enough to accommodate a mix of housing at a low density.
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	Both sites are greenfield A small rural affordable housing scheme, which has recently been completed off Byng Crescent, lies immediately to the east of Site B.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 483m away and the nearest train station is less than 1.9km away. The sites have access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of these sites would support the local

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	rural economy, the primary school and the tourist industry. As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	These sites are outside of the defined regeneration areas of Clacton, Harwich and Walton. PPS7 states that suitable sites must be identified for future economic development to facilitate healthy and diverse economic activity in rural areas.
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	++	The promoter is seeking to provide a high quality caravan park with a marked increase in the size of the accommodation and the spacing of the units compared to that generally found in the Tendring area.
	Will it enhance the vitality and viability of town centres?	100%	O	The promoter is not intending to introduce any, bars, clubs or shops on site as there is an active encouragement to use the facilities of the village and the new Lifehouse development which are both within easy walking distance of the site.
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning	Will levels of educational attainment	Increase on the last published figure	O	Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size.

opportunities for all	improve?	Decrease on the last published figure		The sites are approximately 1.44km from the Primary School which is situated along the High Street and approximately 1.2km from the Technology College which is on Landermere Road. Healthy sustainable lifestyles will be encouraged as both the schools are a walkable distance of the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 483m away and the nearest train station is less than 1.9km. The sites have provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze. A Travel Plan will have to be produced for this site
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Will it promote development of the ports?	Increase	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. The proposal offers a mix of new housing at a low density and a Green Infrastructure project. Site A is directly adjacent to a site of Public Open Space which had historically been allotments (Policy COM9, Adopted Proposals Map 2007).
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		

	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	Approximately 120 metres to the west on the southern side of Frinton Road are the Lady Nelson Playing Fields (Policy COM7, Adopted Proposals Map 2007).
	Will it reduce actual crime and the fear of crime?	Decrease	+	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing would help to contribute to social cohesion and the Green Infrastructure space to health equality
		Decrease		
Improvement in ranking				
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained

	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	<p>The site is located in Flood Zone 1 although there is a part of Site A that is at risk of surface water flooding.</p> <p>The site has been identified as a potential local wildlife site as it has the potential to support reptiles, nesting birds and interesting invertebrate populations. Further survey work required.</p>
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	○	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	○	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The sites are greenfield and the development would result in the loss of open agricultural land. The quality of the landscape is considered to be low to medium and has built development on three sides. The site is also reasonably
	Will	No net loss		

	environmentally protected sites be protected or enhanced?		O	<p>well screened and self-contained so infill development would have little impact on surrounding landscape.</p> <p>The promoter is seeking to achieve a David Bellamy National Gold Conservation Award for the high quality landscaping at the park which is designed to help attract birdlife, animals and plantlife. This will be achieved by creating an extensive landscape buffer along the eastern, northern and western boundaries of semi mature trees, hedgerows and shrubs.</p> <p>The promoter is seeking to create a quality footpath and cycleway link through the woodland corridor adjacent to the northern boundary of Elm Farm, linking Byng Crescent sustainably to the Spennels Estate and the Tendring High School delivering a Green Infrastructure project for the benefit of Thorpe-le-Soken.</p> <p>The sites are close to/adjacent to the Thorpe-le-Soken Conservation area (Policy EN17, Adopted Proposals Map 2007) and also to Elm Farmhouse (Grade II)</p> <p>There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.</p>
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
				The level of the Code for Sustainable Homes that must be

	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
		Increase		

SUMMARY

Site A offers a proposal for an extension to the current Elm Farm Chalet/Caravan Park that will help to sustain the rural economy and provides an opportunity for a Green Infrastructure project for Thorpe-le-Soken. Site B offers the potential to provide a development of approximately 21 dwellings to help to sustain a rural settlement and its local economy. The sites offer links with the surrounding towns and villages with access to public transport to these settlements and direct rail links to London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The sites are adjacent to the Settlement Development Boundary and so an extension would be required. The sites have built development on three sides and with effective screening, impact on the surrounding countryside can be minimised.

The site is not considered to be sustainable.

Site: 2.33 Land at Golden Lane Tendring Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>Open grassland in a rural location to the rear of a small cluster of dwellings on the main road just north west of Thorpe-le-Soken. Site is self contained and surrounded to the south and east by housing and by residential garden land to the west and north.</p> <p>The Council estimate that a site of this size could accommodate some 15 dwellings if built fronting Golden Lane based on the density of existing development to the south and east or up to 37 dwellings assuming up to 90% of the whole site is developed at a density of 20 dwellings per hectare. For this exercise the figure of 15 dwellings is seen to be the more appropriate.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The nearest bus stop is opposite and the nearest train station is approximately 2.4km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural

				economy and the primary school.
	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O	
4. Minimise transport	Will it reduce	To be determined		

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process	-	The nearest bus stop is opposite and the nearest train station is approximately 2.4km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural economy and the primary school.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced. The site is of such a size as to have the passivity of providing strategic green infrastructure.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	0	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The contribution to open space would help contribute to health equality. The site could provide an element of affordable housing on site.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained The site is located in Flood Zone 1.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
		Increase		
	Will it minimise	Increase		

	the risk of flooding to people and properties?		0	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	-	<p>This is a backland greenfield site and would be visible from the east and north and result in further encroachment of the settlement westwards into the surrounding countryside. The site is close to two listed buildings, Thorpe Green House (Grade II) and Millington House (Grade II).</p> <p>The site is also close to Thorpe Green Local Wildlife Site (LoWS) (1.0 ha) which is a BAP Priority Habitat of Lowland Meadows and Lowland Grassland. It contains a good mix of grass and herb species, including Sweet Vernal-grass (<i>Anthoxanthum odoratum</i>), Field Wood-rush (<i>Luzula campestris</i>) Creeping Cinquefoil (<i>Potentilla reptans</i>) and</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	-	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape	No loss of land	-	

	quality be maintained?	with high sensitivity value		Cuckooflower (<i>Cardamine pratensis</i>). There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes. The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ /+ +	
	Increase			
SUMMARY				
This greenfield site offers the potential to provide a development of approximately 15 dwellings to help to sustain a rural settlement in both market and affordable housing and its local economy. It offers links with the surrounding towns and villages with some access to public				

transport to these settlements. The site is some distance from the Settlement Development Boundary and would result in further encroachment of the settlement of Thorpe Green into the Countryside. The site is also close and may have an impact on two listed buildings and a Local Wildlife Site.

The site is not considered to be sustainable.

Site: 2.34 Land off St. Michael's Road Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>Land is currently divided into a number of parcels/paddocks. Site lies adjacent to the northern boundary of Thorpe-le-Soken and extends into open agricultural land. Site is currently occupied by dense vegetation and trees.</p> <p>The Council estimate that a site of this size could accommodate some 4 dwellings based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is approximately 320m away and the nearest train station is less than 1.6km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>economy and the primary school.</p> <p>As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	+	<p>Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size.</p> <p>The site is approximately less than 320m of the Primary School which is situated along the High Street. The Technology College is approximately 320m from the site.</p>
		Decrease on the last published figure		

				Healthy sustainable lifestyles will be encouraged as both the schools are an easily walkable distance of the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	The nearest bus stop is approximately 320m away and the nearest train station is less than 1.6km. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze. A Travel Plan should be produced for a site of this size.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	

	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0		
		No reduction		
		Decrease	O	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site could not provide any public open space, jobs or community facilities.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	The site is located in Flood Zone 1

		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is a greenfield site and is close to the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape would be highly visible to the surrounding area.</p> <p>There are a range of cropmarks in the area and good survival of below ground deposits which are sensitive to change.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan	--	

		Process		
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	<p>Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.</p> <p>The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained.</p>
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / + +	
Increase				
SUMMARY				

This greenfield site offers the potential to provide a development of approximately 4 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The site is adjacent to the Settlement Development Boundary and so an extension would be required. The development though would be highly visible from the surrounding countryside and have a high impact on its surrounding area. This site is too small to provide affordable housing, healthcare, education or community facilities.

The site is not considered to be sustainable.

Site: 2.35 Land south of Frinton Road, Thorpe-le-Soken

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorpe-le-Soken is classified as a 'Key Rural Service Settlement' and can accommodate smaller-scale levels of planned growth that would be beneficial to the local community and sympathetic to the local character. Thorpe-le-Soken contains a good range of local services, facilities, education, employment opportunities and public transport.</p> <p>An area of open, vacant grassland, located on the edge of the built up area of Thorpe-le-Soken. The site is bounded to the west by Hall Lane which contains a number of dwellings. The eastern boundary is formed by the access road to the Lifehouse Spa development which lies within the historic grounds of the former Thorpe Hall to the south-west.</p> <p>The Council estimate that the site could accommodate some 30 dwellings assuming up to 90% of the whole site is developed at a density of 20 dwellings per hectare.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is located opposite the site and the nearest train station is less than 1.7km away. The site has access to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which would offer further employment opportunities. The development of this site would support the local rural economy and the primary school.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	<p>As a 'Key Rural Service Centre', Thorpe-le-Soken can provide within the settlement a number of employment opportunities in particular in the service sector.</p> <p>This site is outside of the defined regeneration areas of Clacton, Harwich and Walton.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	<p>Both Rolph Church of England Primary School and Tendring Technology Collage have the capacity to accommodate pupils from a development of this size. The site is approximately less than 1.1km from the Primary School which is situated along the High Street and the Technology College is on Landermere Road, approximately 960m from the site. Healthy sustainable lifestyles will be encouraged as both the schools are a walkable distance of</p>
		Decrease on the last published figure		

				the site.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the District Local Plan Process	+	<p>The nearest bus stop is located opposite the site and the nearest train station is less than 1.7km. The site has provision to public transport that provides accessibility to both 'Urban Centres' of Clacton-on-Sea and Frinton-on-Sea which could both offer other employment opportunities. Thorpe Station also provides connections to London Liverpool Street, Colchester, Clacton-on-Sea, Frinton-on-Sea and Walton-on-the-Naze.</p> <p>A Travel Plan should be produced for a site of this size.</p>
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O	<p>The design of the development would need to include measures such as 'Secure by Design' to design out crime. With open spaces, well maintained foliage, good lighting etc, the incidence and fear of crime should be reduced.</p> <p>The site has the potential to offer a mix of new housing and Public open space.</p> <p>There is an area of contaminated land adjoining the site to the east.</p>
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	

	Will it reduce actual crime and the fear of crime?	Decrease	I	
		Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	The mix of housing and public open space would help to contribute to social cohesion and health equality.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The level of the Code for Sustainable Homes that must be complied with depends on the year in which the site comes forward for development, therefore affecting the degree of sustainability that can be attained
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The site is located in Flood Zone 1 although there is a small chance of surface water flooding to the western edge and eastern half of the site
		Increase		
	Will it minimise	Increase		

	the risk of flooding to people and properties?		O	
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is a greenfield site and is adjacent to a Potential Local Wildlife Site (LoWS). The site is also close to the Thorpe Conservation Area (Policy EN17, Adopted Proposals Map 2007) and is in close proximity to the Grade II Historic Park of Thorpe Hall and to the listed buildings of Tortworth (Grade II) and to Elm Farmhouse (Grade II). The site should have minimal impact due to the built up nature of the surrounding area. Although the site borders the Hamford Water Living Landscapes area, the impact of the development on the surrounding landscape majority of the surrounding area being built up. There are a range of cropmarks in the area and good
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be	No loss of land with high	I	

	maintained?	sensitivity value		survival of below ground deposits which are sensitive to change.
	Will historic assets be protected or enhanced?	Reduction No loss	- / ?	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	Thorpe-le-Soken lies within the Clacton STW which will require an increase in capacity and investment and implementation of new sewers to enable development away from the STW. Given its location, it is expected that not too many restrictions will be placed on the implementation of SuDS schemes.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		+ / + +
Increase				
SUMMARY				
This greenfield site offers the potential to provide a development of approximately 30 dwellings to help to sustain a rural settlement and its local economy. It offers links with the surrounding towns and villages with access to public transport to these settlements and direct rail				

links London, Colchester and the Coastal towns. The settlement itself provides a number of local employment opportunities and good access to schools. The site is adjacent to the Settlement Development Boundary and so an extension would be required. The site represents a sensible extension to the Settlement Development Boundary. The development would have a low impact on the surrounding landscape due to the site being well screened.

The site is not considered to be sustainable.

Thorrington

Score summary – Thorrington

File No:	Site Name:	+	-	I/O?/ NA	Score
5.6	Land north of Clacton Road, Thorrington	9	4	20	+ 5
5.7	Land south of Clacton Road, Thorrington	7	4	24	+ 3
5.8	Land at Clover Drive, Thorrington	8	5	22	+ 3
5.9	Land east of Church Road, Thorrington	6	8	22	- 2
5.10	Land rear of 'Maltings', Church Road, Thorrington	6	4	25	+ 2
5.13	Land south of Great Bentley Road and east of Church Road, Thorrington	5	3	26	+ 2
5.14	Land east of Whitehouse Farm, Church Road, Thorrington	14	4	19	+ 10
5.15	Land east of Rosemary Lane, Thorrington	14	4	20	+ 10
5.16	Land off Clover Drive and Hazel Close, Thorrington	13	5	20	+ 8

Site: 5.6 Land north of Clacton Road, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site comprises agricultural land and would deliver a mix of about 30 homes, including affordable housing, on about 1.0ha. Although the site frontage lies outside of the Development Boundary to Thorrington (Adopted Proposals Map 2007), the site lies adjacent to the village and a recently built "rural exception" affordable housing site.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	The adjoins an 'other' settlement.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	The nearest bus stop is located some 320m to the west of the promotion site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	The score for the CfSH level will depend upon the date of construction.
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This previously undeveloped site is located adjacent to an 'other' settlement and as such has acceptable links to public transport in the form of a local bus service. Due to the location of the promotion site; adjacent to development, there will be limited visual impact upon the open countryside.				

The size of site means that it may accommodate some twenty dwellings, including some affordable housing and green space. The site is however too small to accommodate employment, education or healthcare facilities on site.

The site is not considered to be sustainable.

Site: 5.7 Land south of Clacton Road, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The promoter considered that the site could accommodate between 18 – 30 dwellings. The council consider that 8 dwellings at a density of 13p/h would be more appropriate for this location.</p> <p>The site is on agricultural land.</p> <p>The site is located within a Coastal Protection Belt (2007 Local Plan designation).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is located some 120m away to the east.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is large enough to provide a mix of housing types.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
This modest previously undeveloped site is located adjacent to an 'other' settlement and as such has some links to public transport in the form of a local bus service. Whilst the proposal is located within a Coastal Protection Belt, the level of development surrounding the site means that there will be limited impact on the open countryside.				

The size of site means that it may accommodate some six dwellings, there will not be space for affordable housing or green space. The site also has no potential for employment, education and healthcare facilities on site.

The site is not considered to be sustainable.

Site: 5.8 Land at Clover Drive, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The promoter did not put forward a specific number of dwellings on site however, the council consider that 20 dwellings at 20 dwellings p/h to be appropriate.</p> <p>The site is on agricultural land.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is located more than 800m away from the proposal site on Clacton Road.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	1	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality. Proposal is on 'greenfield' land.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This modest previously undeveloped site is located adjacent to an 'other' settlement but has poor links to public transport. Due to the site's location and the level of development surrounding the site means that there will be limited impact on the open countryside.				

The size of site means that it may accommodate some twenty dwellings, there will be space for affordable housing or green space. The site also has no potential for employment, education and healthcare facilities on site.

The site is not considered to be sustainable.

Site: 5.9 Land east of Church Road, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The promoter considered that the site could accommodate 8 dwellings. The council agrees that 8 dwellings at a density of 14p/h would be appropriate.</p> <p>The site is on agricultural land.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is located on Station Road, some 130m to the west of the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	+		
		<1.00			
		Increase			
Will it promote development of the ports?	0		0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		0	
	Will it reduce actual crime and the fear of	Decrease	Decrease	I	
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The Bromley Heaths plateau landscape is visually sensitive.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This modest previously undeveloped site is located in the pen countryside, however it has some links to public transport in the form of a local bus service. The site will be visually prominent in the open landscape.				

The size of site means that it may accommodate some eight dwellings, there will not be space for affordable housing or green space. The site also has no potential for employment, education and healthcare facilities on site.

The site is not considered to be sustainable.

Site: 5.10 Land rear of 'Maltings', Church Road, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>A single dwelling is proposed on this site of 0.06h.</p> <p>The site is on 'Greenfield' land.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	○	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	The nearest bus stop is located 320m to the southeast of the site on Clacton Road.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>A listed building is located on the adjacent area of land to the northeast of the site.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	?	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
This modest previously undeveloped site is located adjacent to an 'other' settlement and as such has some links to public transport in the form of a local bus service. The level of development surrounding the site means that there will be limited impact on the open countryside.				
The size of site means that it may accommodate a single dwelling, there will not be space for affordable housing or green space. The site				

also has no potential for employment, education and healthcare facilities on site. There is also a listed building located in the adjacent site, the impact on which is unknown.

The site is not considered to be sustainable.

Site: 5.13 Land south of Great Bentley Road and east of Church Road, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	Proposal for railway station and associated car park to the north of Thorrington.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	O	Development will most likely bring permanent jobs within the district.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	It is unclear how many jobs will be created at this site.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	?	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure Decrease on the last published figure	O/?	New employment opportunities would include training (e.g. apprentices) but score is O as no new facility or expansion of existing facility.
4. Minimise transport	Will it reduce	To be determined	O	The nearest bus stop is located some 105m away to the

growth whilst capturing the economic benefits of international gateways	the need to travel by private car?	as part of the District Local Plan Process		south and west of the site on Station Road.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	An employment development of this scale has the potential to increase pollution.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce	Decrease	I		

	actual crime and the fear of crime?	Decrease		
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Development could provide jobs.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
	Will it minimise	Increase	O	

	the risk of flooding to people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O/?	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape	No loss of land	I	

	quality be maintained?	with high sensitivity value		
	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	Increase	I
SUMMARY General Evaluation				

This large previously undeveloped site is located adjacent to an 'other' settlement and as such has some links to public transport in the form of a local bus service. The level of development surrounding the site means that there will be limited impact on the open countryside. There is also an area of contaminated land within the site.

Very little information accompanied this proposal; suffice to say that the developer proposes a new rail station on site. This type of proposal may well promote employment in the area but no figures to this effect were submitted to the Council.

The site is not considered to be sustainable.

Site: 5.14 Land east of Whitehouse Farm, Church Road, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. The Council estimates that the site (12.05ha) could accommodate 144 dwellings covering 60% of the site at a density of 20 dwellings/h.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	No information given as to creation of jobs, education or healthcare.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	It is unclear where the access to this site is. It would appear that the access to Whitehouse farm is proposed as the

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		principle access. However this is a track with no foot path; however this may be addressed within a later finalised proposal. The nearest bus stop is located on Station Road some 640m from the above mentioned access.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	Whilst no specific details are given, it is considered that the site is large enough to have the potential to provide healthcare and education facilities on site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site is large enough to provide affordable housing but no facilities are specified, hence the single +.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>With the exception of the Whitehouse farm buildings and large glass houses, the site is undeveloped</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality</p> <p>Pond Farm House is a listed building and located adjoining the site to the west. To the south is 'Willows' another listed building.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	-	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
This large previously undeveloped site is located adjacent to an 'other' settlement and as such has some links to public transport in the form of a local bus service. The level of development surrounding the site means that there will be limited impact on the open countryside.				

The size of site means that it may accommodate some one hundred and forty four dwellings, there will therefore be space for affordable housing and green space. No specific employment, education or healthcare facilities have been promoted on site. There is also a listed building located on the adjacent site.

The site is not considered to be sustainable.

Site: 5.15 Land east of Rosemary Lane, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. The Council estimates that the site (7.85ha) could accommodate 140 dwellings covering 90% of the site at a density of 20 dwellings/h.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	No information given as to creation of jobs, education or healthcare.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	N/A	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	O	The nearest bus stop is located some 95m from the proposed site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	Whilst no specific details are given, it is considered that the site is large enough to have the potential to provide healthcare and education facilities on site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site is large enough to provide affordable housing but no facilities are specified, hence the single +.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This large previously undeveloped site is located adjacent to an 'other' settlement and as such has some links to public transport in the form of a local bus service. The level of development surrounding the site means that there will be limited impact on the open countryside.				

The size of site means that it may accommodate some one hundred and forty dwellings, there will therefore be space for affordable housing and green space. No specific employment facilities have been promoted on site. The Council estimate that there will be space on site to accommodate healthcare or employment facilities on site.

The site is not considered to be sustainable.

Site: 5.16 Land off Clover Drive and Hazel Close, Thorrington

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Thorrington is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location. The Council estimates that the site (6.38ha) could accommodate 115 dwellings covering 90% of the site at a density of 20 dwellings/h
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	0	

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	0	

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The nearest bus stop is located more than 800m away from the proposal site on Clacton Road
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
	Increase			
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site is large enough to provide affordable housing but no facilities are specified, hence the single +.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
This large previously undeveloped site is located adjacent to an 'other' settlement however it has poor links to public transport. The level of development surrounding the site means that there will be limited impact on the open countryside.				

The size of site means that it may accommodate some one hundred and fifteen dwellings, there will therefore be space for affordable housing and green space. No specific employment facilities have been promoted on site. There is also a listed building located on the adjacent site. The Council consider that a site of this size could accommodate either healthcare or education facilities on site.

The site is not considered to be sustainable.

Weeley

Score summary – Weeley

File No:	Site Name:	+	-	I/O/? /NA	Score
1.24	Land between Tendring Park Services and Weeley Bridge, Weeley	24	9	11	+ 15
1.25	Land at Ash Farm, adjacent Council Offices, Thorpe Road, Weeley	12	8	14	+ 4
1.26	Land east of Crematorium, Weeley	14	6	15	+ 8
1.40	Land at Hawk Farm, north of B1033, Weeley	12	13	14	- 1
1.42	Field west of Crematorium, Weeley	11	8	17	+ 3
1.47	Land at St Andrew's Road, Weeley	14	5	16	+ 9
1.56	Land at Saxon Lodge, Colchester Road, Weeley	11	4	18	+ 5
1.57	Land at Weeley Bridge Caravan Park, Weeley	8	8	22	0
1.67	land adjacent to Kirkmead, Clacton Road, Weeley	12	8	16	+ 4

Site: 1.24 Land between Tendring Park Services and Weeley Bridge, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	The defined settlement lies to the east, separated by Weeley bypass.
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	The submission document identifies the site as comprising about 53.22 ha. of (agricultural) land and proposes mixed use development.
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	The Council considers that the site could accommodate 1000 mixed units, including affordable housing.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	New housing would help to sustain local businesses and new employment would be created. The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton. Although not directly adjacent, the village of Weeley is to

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	the east. Mixed-use development would include new employment.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+ / ++	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	++	A development of this size would require the provision of a new primary school.
		Decrease on the last published figure		Secondary school transport would be required.
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Weeley is classed as a Key Rural Service Centre. It is a small rural village with some facilities, including a shop,

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		village hall and primary school. Bus stops are located about 200m from the site. A railway station is about 50m away. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	++	A development of this size would require the provision of a new primary school. The scale of development would require provision of multifunctional Green Infrastructure, including strategic open space.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	Jobs and Green Infrastructure would be provided. A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction. A small part of the site adjacent to the south boundary is within Flood Zone 3. The scale of development would require provision of multifunctional Green Infrastructure, including strategic open space.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction. Additional sewage treatment capacity would be required.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could deliver up to 1000 new homes, including affordable housing, and new Green Infrastructure. The sustainability score is high (+15), although the scale of development proposed would normally be considered more suited to an extension of an Urban Settlement. However, the site is self-contained and could be considered suitable for a sustainable village, being a large enough to form a largely self-contained community. Weeley benefits from a railway station and is a very sustainable settlement in terms of access to public transport,				

including regular buses Opportunities exist for sustainable design to complement the highly accessible public transport and enhance biodiversity and the scale of development could result in improvements to the railway station and frequency of services, thereby increasing both accessibility and sustainability for Weeley and Weeley Heath.

The site is considered to be sustainable.

Site: 1.25 Land at Ash Farm, adjacent Council Offices, Thorpe Road, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document identifies the site as comprising about 53.22 ha. of (agricultural) land and proposes mixed use development.</p> <p>The Council estimates that the site area is about 2.62 ha. and could accommodate 47 units (assuming 10% open space) at a density of 20 dwellings per ha. This number of dwellings would be reduced if the site included other uses, as suggested by the promoter.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>New housing would help to sustain local businesses and new employment would be created.</p> <p>The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>Although not directly adjacent, the village of Weeley is to</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	the east.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Weeley is a small rural village with some facilities, including a shop, village hall and primary school. Bus stops are

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		located about 50m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could deliver about 47 homes including affordable housing. However, it received a low score (+4) in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.26 Land east of Crematorium, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document identifies the site as comprising about 53.22 ha. of (agricultural) land and proposes mixed use development.</p> <p>The Council estimates that the site measures about 4.25 ha. and could accommodate 77 units (assuming 10% open space) at a density of 20 dwellings per ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>New housing would help to sustain local businesses and new employment would be created.</p> <p>The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>Although not directly adjacent, the village of Weeley is to</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	the east.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	0	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Weeley is a small rural village with some facilities, including a shop, village hall, pub and primary school. The railway

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		station is about 1000m away. The Weeley bypass has wide footpaths and is lightly trafficked (due to the Little Clacton bypass). Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	Most of the land is greenfield
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 77 homes including affordable housing. However, it received a low score (+8) in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.40 Land at Hawk Farm, north of B1033, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	++	<p>Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document identifies the site as comprising about 25 acres (10 ha.) of land, currently used for car boot sales, and proposes commercial, residential, leisure, or mixed use development.</p> <p>The Council estimates that the site is about 9.01ha. and could accommodate about 162 units of mixed type to include some affordable housing, assuming that 90% of the land would be developed for housing at a density of 20 dwellings per ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	++	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>Bus stops are located about 400m from the site. The railway station is about 1100m away.</p> <p>The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>New housing would help to sustain local businesses and</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	<p>new employment could be created but loss of the regular car boot sales would result in some loss of employment.</p> <p>Although not directly adjacent, Weeley village lies to the east.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Weeley is a small rural village with some facilities, including a shop, pub, village hall and primary school.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Bus stops are located about 400m from the site. The railway station is about 1100m away. The Weeley bypass has wide footpaths and is lightly trafficked (due to the Little Clacton bypass). Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	There would be an increase in light pollution.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	?	Although there would be some loss of employment due to the cessation of the regular car boot sales, new employment might be created. A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	-	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
SUMMARY General Evaluation				
The site could deliver about 162 homes including affordable housing. However, it received a negative score (-1) in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.42 Field west of Crematorium, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document identifies the site as comprising about 1.2 ha. of agricultural land and proposes a variety of development proposals which include mixed affordable and market housing (approximately 22-26 dwellings per ha. at a density of 30 dwellings per ha.) or elderly care accommodation.</p> <p>The Council estimates that the site area is about 1.22 ha. and could accommodate about 24 units at a density of 20 dwellings per ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>New housing would help to sustain local businesses.</p> <p>Alternatively, the submission document considers that the site would be suited to employment use. This would give a + score for regeneration</p> <p>The site lies outside of the defined regeneration areas of</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O/+	Clacton, Harwich and Walton. Although not directly adjacent, the village of Weeley is to the east.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Weeley is a small rural village with some facilities, including a shop, village hall, pub and primary school.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Bus stops are located about 200m from the site. The railway station is about 1000m away. The Weeley bypass has wide footpaths and is lightly trafficked (due to the Little Clacton bypass). Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	0	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 24 homes including affordable housing. However, it received a 0 score in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.47 Land at St Andrew's Road, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document identifies the site as comprising about 0.8ha. of land currently used as paddocks and proposes residential development of up to 40 houses (50 dwellings per ha.).</p> <p>The Council estimates that the site measures about 0.83 ha. and could accommodate 16 units at a density of 20 dwellings per ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>New housing would help to sustain local businesses and new employment would be created.</p> <p>The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>Although not directly adjacent, the village of Weeley is to</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	the east.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	Weeley is a small rural village with some facilities, including a shop, village hall and primary school. Bus stops are

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		located about 200m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	A mix of housing to include affordable housing provision will help to promote social cohesion. Green Infrastructure could complement existing GI adjacent.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				

SUMMARY
General Evaluation

The site would provide the opportunity for new housing, including affordable housing, along with new Green Infrastructure and improvements to biodiversity. The sustainability score is relatively high (+9) and the site scored most highly in terms of access to alternative means of transport. Increased “eco” standards of design would result in a higher sustainability score. The site would round-off development of the village. The railway station, bus stops, primary school, shops, recreation ground and village hall are all located near

by. The site would be well suited to a small level of planned growth related to local needs, sympathetic to local character, beneficial to the local community and deliverable without the need for major infrastructure investment.

The site is considered to be sustainable.

Site: 1.56 Land at Saxon Lodge, Colchester Road, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document states that the site is about 3ha.</p> <p>The Council estimates the site area to be about 2.39 ha. and that the site could accommodate about 43 units (assuming 10% open space) at a density of 20 dwellings per ha.</p> <p>Most of the site is open/greenfield but includes a single dwelling and cattery/kennels and associated buildings.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	O/--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>New housing would help to sustain local businesses and new employment would be created.</p> <p>The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>Although not directly adjacent, the village of Weeley is</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+/-	<p>nearby to the east.</p> <p>The site currently operates as a boarding kennel and cattery. Redevelopment for housing would result in loss of employment.</p> <p>The submission suggests that the site could accommodate some new employment opportunities (live/work or small business units).</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+/-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O/?	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Weeley is a small rural village with some facilities, including a shop, village hall, pub and primary school.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Bus stops are located about 200m from the site. The railway station is about 1000m away. The Weeley bypass has wide footpaths and is lightly trafficked (due to the Little Clacton bypass). Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O/+	A mix of housing to include affordable housing provision will help to promote social cohesion. A + score would depend upon new jobs being created.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. Orientation of buildings and design of roofs to include opportunities for solar panels.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
	Will sustainable design and construction techniques be employed?	Increase		
		Will it minimise the risk of flooding to	Increase	O

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 43 homes including affordable housing. However, it received a low score (+6) in the sustainability assessment and would not be suitable for inclusion in the Site Allocations Document. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.57 Land at Weeley Bridge Caravan Park, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	<p>Weeley is classed as a Key Rural Service Centre. Key Rural Service Centres will accommodate smaller-scale levels of planned growth than Urban Settlements, which will be the main focus for growth in the district.</p> <p>The submission document identifies the site as comprising about 9.1 ha. of (agricultural) land and proposes to extend the existing holiday caravan park.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>Although not directly adjacent, the village of Weeley is to the east.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	++	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	Weeley is a small rural village with some facilities, including a shop, village hall and primary school. Bus stops are

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		located about 300m from the site. Most journeys outside of the settlement will be by private car.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	N/A	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	N/A	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The site is located within an area of high flood risk.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	N/A	
		Increase		
	Will it minimise the risk of flooding to	Increase	- -	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	N/A	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O		
		No loss			
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?		
	Will water quality be maintained or improved?	No reduction	?		
		No reduction			
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	N/A		
		Increase			
SUMMARY General Evaluation					
This development proposes an extension to the existing caravan park in Weeley. The site is previously undeveloped but does have links to sustainable public transport in the form of a bus stop and a railway station within close proximity. It is recognised that the site would					

promote employment within the district; however, the exact amount of new jobs is unknown. The site has the disadvantages of being within both an area of high flood risk and an area of contaminated land.

The site is not considered to be sustainable.

Site: 1.67 land adjacent to Kirkmead, Clacton Road, Weeley

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Agricultural field adjacent to existing housing along the main road between Weeley Heath and the larger village of Weeley to the north. To the north and east lies further open countryside. Site is self contained and benefits from some screening.</p> <p>Whilst the promoter considers that 40 dwellings would fit on site, the Council estimates that the site could accommodate some 10 dwellings if built fronting Clacton Road based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is within walking distance of Weeley railway station (some 640m away). Bus stops are located opposite the site. The</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is within walking distance of Weeley railway station (some 640m away). Bus stops are located opposite the

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		site. The
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?/0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 10 homes including affordable housing and green space. The site is well served by sustainable public transport however public footpaths will need to be investigated further. No community or healthcare facilities are promoted on or off site. The site's location leaves it particularly open to visual intrusion from the surrounding area. There is no contaminated land, flood risk or heritage assets close to the site.				

The site is not considered to be sustainable.

Weeley Heath

Score summary Weeley Heath

File No:	Site Name:	+	-	I/O/? /NA	Score
1.27	Land fronting Clacton Road, Weeley Heath	8	7	21	+ 1
1.28	Willow Farm, Mill Lane, Weeley Heath	20	1	17	+ 19
1.30	Forman's Yard Rectory Road, Weeley Heath	5	9	22	- 4
1.31	Kidby's Nurseries, Clacton Road, Weeley Heath	14	4	13	+ 10
1.32	Roxburghe Road, Weeley Heath	6	9	21	- 3
1.33	Land at Hilltop Nurseries, Colchester Road, Weeley Heath	14	5	17	+ 9
1.34	Land at Woodlands Farm off Rectory Road, Weeley Heath	4	11	23	- 7
1.43	Land at The Old Rectory, Weeley Heath	9	7	19	+ 2
1.44	Land west of Rectory Road, Weeley Heath	13	7	17	+ 6
1.45	Field east of Bentley Road, Weeley Heath	14	8	16	+ 6
1.58	Employment land rear of The Old Rectory, Weeley Heath	14	7	16	+ 7
1.59	Field north of the Old Rectory, South of Mill Lane, Weeley Heath	13	7	17	+ 6
1.66	land rear of Ferncroft, 3 Mill Lane, Weeley Heath	10	4	19	+ 6
1.68	Land to the rear of Woodpackers and Hilltop Nursery Clacton Road, Weeley Heath	13	3	18	+ 10
1.70	land off Victoria Road, Weeley Heath	5	8	22	- 3

Site: 1.27 Land fronting Clacton Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site is outside of the two defined settlement boundaries which comprise Weeley Heath and was formerly used as allotments. Ribbon development extends to the north west.</p> <p>The Council estimates that the land comprises 0.33 ha. and would accommodate 5 units (at a density of 15 dwellings per ha. which is compatible with the density and character of existing development).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is within walking distance of a railway station (1050m) and bus stops (100m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is within walking distance of a railway station (1050m) and bus stops (100m). The B1441 Colchester

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
		Increase		
SUMMARY General Evaluation				
The site could deliver 5 homes. However, it received a low score (+1) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.28 Willow Farm, Mill Lane, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission document states that the site includes a piggery and storage uses and would be suitable for a range of housing types along with open space, and also that employment use would be included.</p> <p>The Council estimates the site area is about 2.38ha. and could accommodate 43 units (assuming a density of 20 dwellings per. ha. and 10% open space). The number of units would be lower if employment is included as suggested by the promoter and it is assumed that at least 10 dwellings would be delivered.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The site is within walking bus stops (500m) but is not considered to be within easy walking distance of Weeley railway station (which is about 1500m away). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+/-	<p>The loss of the piggery would result in a loss of employment although the appraisal assumes that new employment would also be created.</p> <p>The site lies outside of the defined regeneration areas of Clacton, Harwich and Walton.</p> <p>Although not directly adjacent, the village of Weeley is nearby to the north. Weeley has some employment opportunities.</p> <p>New housing would help to sustain local businesses.</p>
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+/-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++/--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The site is within walking bus stops (500m) but is not considered to be within easy walking distance of Weeley

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		railway station (which is about 1500m away). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?	Residential development would have some beneficial effects in terms of removing smells associated with the piggery.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	++	The appraisal score assumes that at least 10 dwellings would be delivered along with associated Green Infrastructure. New employment would be created if the scheme is mixed use.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	++	Biodiversity would be increased by the provision of new Green Infrastructure and the removal of the piggery. The submission document considers that the existing use is not purely agricultural and includes general storage use. Half of the site contains piggery buildings.
	Will environmentally protected sites be protected or enhanced?	No net loss	++	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+/-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site received a high score in the assessment (+19). The high score results largely from the mixed use aspect of the proposer's scheme and the benefits of employment use, in addition to the delivery of housing and open space, along with the biodiversity enhancements which would result. If no new employment was proposed, there would be a loss of existing employment and the score would be lower.				

The site is considered to be sustainable.

Site: 1.30 Forman's Yard Rectory Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The site is located to the south of Rectory Road, at the Forman's Yard site. The area is agricultural in nature, remote from public services and facilities.</p> <p>The site can accommodate 2 dwellings.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	- -	<p>The site is not within convenient walking distance of Weeley railway station (over 2.8km away), neither are bus stops which are a significant distance away (1.4km). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	?/-	Loss of the business will result in the permanent loss of jobs in a rural area. New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	?/-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	- -	The site is not within convenient walking distance of Weeley railway station (over 2.8km away), neither are bus

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		stops which are a significant distance away (1.4km). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	-	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?/0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	1	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	-	Potential loss of jobs.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
This remote former business site could accommodate 2 dwellings. The modest size of the site means that no affordable housing, green infrastructure, community facilities or healthcare could be provided on site. The site is so remote that no form of sustainable transport, with the exception of cycling, would be allowed without a significant walk to facilities. The proposal incorporates the loss of employment in a rural location. Whilst the promoter states that the dwellings will be constructed in a sustainable manner, other aspects of sustainability				

need to also be considered.

The site is not considered to be sustainable.

Site: 1.31 Kidby's Nurseries, Clacton Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site is to the south of the defined settlement boundaries of Weeley Heath and comprises a horticultural nursery with buildings and dwelling with an area of open lawn.</p> <p>The submission states that the land comprises 1.04ha. and envisages about 25-30 units, including up to 8 affordable homes.</p> <p>The Council estimates that the site could accommodate 22 units on approximately 1.09 ha. at a density of 20 dwellings per ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is not within convenient walking distance of Weeley railway station (over 1600m away). Bus stops are within walking distance (150m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	Loss of the nursery business will result in the permanent loss of jobs in a rural area. New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	-	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is not within walking distance of a railway station (1700m). Bus stops are within walking distance (150m).

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?/0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	+	
	Will environmentally protected sites be protected or enhanced?	No net loss	+	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
		Increase		
SUMMARY General Evaluation				
The site could deliver about 25 homes including affordable housing. However, it received an average score (+10) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.32 Roxburghe Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site is near to one of the two defined settlement boundaries which comprise Weeley Heath and currently comprises open grassland between two dwellings. A line of ribbon development extends to the north.</p> <p>The submission states that the land comprises 0.32 ha.</p> <p>The Council estimates that the site could accommodate 5 units on approximately 0.38 ha. reflecting the density and character of existing nearby development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is within walking distance of a railway station (1400m) and bus stops (600m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is within walking distance of a railway station (1400m) and bus stops (600m). The B1441 Colchester

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
		Increase		
SUMMARY General Evaluation				
The site could deliver 5 homes. However, it received a negative score (-3) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.33 Land at Hilltop Nurseries, Colchester Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site is adjacent to one of the two defined settlement boundaries which comprise Weeley Heath and currently comprises previously developed land (nursery) and greenfield land (paddocks). A line of ribbon development extends to the north.</p> <p>The submission states that the land comprises 2.5 ha. and would accommodate about 40 dwellings with new areas of public open space.</p> <p>The Council estimates that the site could accommodate 39 mixed units, including affordable housing, on approximately 2.16 ha. assuming 10% open space and that it is developed for housing at a density of 20 dwellings per ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	The submission states that the business wishes to relocate to a "more rural site" in order to overcome existing operational difficulties. However, as no alternative site has been identified within the district, the assessment assumes that the proposed redevelopment of the site for housing would result in a permanent loss of jobs in the rural area.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The submission proposes a segregated pedestrian/cycle route along the northern boundary directly from Clacton

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Road, providing a link to the local primary school and facilities at Weeley. The site is within walking distance of a railway station (650m) and bus stops (100m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Green Infrastructure is proposed. A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction. Orientation of buildings and design of roofs to include opportunities for solar panels. The submission considers that the provision of open space within the development will create new opportunities for ecology and biodiversity.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
	Will sustainable design and construction techniques be employed?	Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	++	The submission considers that the provision of open space within the development will create new opportunities for ecology and biodiversity. Further, that opportunities exist to strengthen boundary vegetation so that impact upon the wider landscape will be minimised.
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+/-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 39 homes including affordable housing. However, it received a low score (+7) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.34 Land at Woodlands Farm off Rectory Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site is outside of the two defined settlement boundaries which comprise Weeley Heath and currently comprises an open grassland area and vacant farm building. All that remains of a former dwelling is a chimney stack and the assessment therefore assumes the land to be greenfield.</p> <p>The Council estimates that the site could accommodate 1 unit on approximately 0.49 ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	<p>The site is not within a reasonable walking distance of a railway station or bus stops (in excess of 2000m away).</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	--	The site is not within a reasonable walking distance of a railway station or bus stops (in excess of 2000m away).

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process			
	Will sustainable modes of transport increase?	Decrease from 2001	--		
		<1.00			
		Increase			
Will it promote development of the ports?	0		O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		O	
	Will it reduce actual crime and the fear of	Decrease	I		
Decrease					

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site would deliver 1 new home. However, it received a negative score (-7) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.43 Land at The Old Rectory, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site is to the south of the defined settlement boundaries of Weeley Heath and comprises garden land surrounding The Old Rectory.</p> <p>The submission states that the land comprises 1.5ha. and envisages about 5-10 units at a density of about 30 dwellings per ha.</p> <p>The Council estimates that the site could accommodate 10 units on approximately 1.59 ha. (and assumes the existing dwelling will remain).</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is not within easy walking distance of a railway station (about 1650m away). Bus stops are within walking distance (600m) although there is no continuous footpath. The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is not within easy walking distance of a railway station (about 1650m away). Bus stops are within walking

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		distance (600m) although there is no continuous footpath. The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could deliver 10 homes. However, it received a low score (+2) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. It is located away from the settlement boundary to Weeley Heath. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.44 Land west of Rectory Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission document considers that the site is about 4ha. of agricultural land and that 1.4ha. would be suitable for a range of housing types, including affordable housing, at about 30 dwellings per ha. (about 30-35 units) along with open space on a larger area to the south.</p> <p>The Council estimates the site area is about 4.00ha. and could accommodate 30 units (assuming a density of 20 dwellings per. ha. compatible with surrounding development, on 1.4ha. (35%) of the site, with the remainder as open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The settlement boundary to Weeley Heath lies to the north side of Mill Lane. The village of Weeley is nearby to the north has some employment opportunities.</p> <p>The site is within walking distance of bus stops (300m). Weeley railway station is less accessible by foot (1450m). The B1441 Colchester Road has footpaths and is relatively</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester. New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The settlement boundary to Weeley Heath lies to the north side of Mill Lane.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The site is within walking distance of bus stops (300m). Weeley railway station is less accessible by foot (1450m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 30 homes. However, it received a low score (+6) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.45 Field east of Bentley Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>A square greenfield site in agricultural use bounded on three sides by residential development and Willow Farm to the east.</p> <p>The Council estimates that a site of this size could accommodate some 25 dwellings at a density of 20 dwellings per hectare which is compatible with surrounding development in the form of infill development along the Bentley Road and Mill Lane frontages (1.3 ha), with the remainder of the site as open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	New housing will help to sustain local businesses.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is within walking distance of a railway station (1000m) and bus stops (100m). The B1441 Colchester

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	++	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Large area of open space proposed.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	0	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 25 homes including affordable housing. However, it received a low score (+6) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.58 Employment land rear of The Old Rectory, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission site is to the south of the defined settlement boundaries of Weeley Heath and comprises employment land including buildings to the rear of The Old Rectory.</p> <p>The submission states that the land comprises 0.9ha. and envisages about 20-25 units at a density of about 30 dwellings per ha.</p> <p>The Council estimates that the site could accommodate 10 units on approximately 1.10 ha.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The site is not within easy walking distance of Weeley railway station (about 1700m away). Bus stops are within walking distance (650m) although there is no continuous footpath. The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	-	New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	-	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	0	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is not within easy walking distance of Weeley railway station (about 1700m away). Bus stops are within

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		walking distance (650m) although there is no continuous footpath. The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	?	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
		Will it minimise the risk of flooding to	Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	++	
	Will environmentally protected sites be protected or enhanced?	No net loss	++	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	++	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
The site could deliver 10 homes. However, it received a low score (+7) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. It is located away from the settlement boundary to Weeley Heath. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.59 Field north of the Old Rectory, South of Mill Lane, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The submission document considers that the site is about 5.5ha. of agricultural land and would be suitable for a range of housing types, including affordable housing, at about 30 dwellings per ha. (about 30-40 units) along with open space on a larger area to the south.</p> <p>The Council estimates the site area is about 5.76ha. and could accommodate 36 units (assuming a density of 20 dwellings per. ha. compatible with surrounding development, on 1.8ha. (31%) of the site, with the remainder as open space.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The settlement boundary to Weeley Heath lies to the north side of Mill Lane. The village of Weeley is nearby to the north has some employment opportunities.</p> <p>The site is within walking distance of bus stops (300m). Weeley railway station is not considered accessible by foot (1700m). The B1441 Colchester Road has footpaths and is</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester. New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is not within walking distance of a railway station (1700m). Bus stops are within walking distance (100m).

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	++	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 36 homes. However, it received a low score (+6) in the sustainability assessment and would not be suitable for inclusion in the Local Plan. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.66 land rear of Ferncroft, 3 Mill Lane, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Part of the large rear garden of existing dwelling in Mill Lane. Garden is currently well landscaped with trees and dense vegetation and contains a tennis court. The site is adjacent to the built up area of Weeley Heath and lies to the rear of properties fronting Clacton Road. To the east lies Kidby's Nursery (promoted as Site 1.31) and to the south is open agricultural land (promoted as Site 1.59).</p> <p>The Council considers that the site could accommodate some 11 dwellings based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	○	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	<p>The nearest bus stop is opposite the site and the nearest train station is that of Weeley some 1.9km away.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	○	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	○	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The nearest bus stop is opposite the site and the nearest

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		train station is that of Weeley some 1.9km away.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?/0	There is a small area of contamination to the north of the site.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	-	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	Site can accommodate some affordable housing.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	The site is predominantly developed being garden land. Due to the site's enclosure, little visual impact will occur on the wider landscape.
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	+	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	+	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
		Increase		
SUMMARY General Evaluation				
The site could deliver about 11 homes including affordable housing. The site is however too small to provide a community facility, education or healthcare either on or off site. Whilst the site is previously developed land and has some links to sustainable transport, it is a backland site and has issues over land contamination.				

The site is not considered to be sustainable.

Site: 1.68 Land to the rear of Woodpackers and Hilltop Nursery Clacton Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>The majority of the site is open agricultural land. The southern portion is currently occupied by a large greenhouse associated with Hilltop Nursery. The site is adjacent to the boundary of Weeley Heath and is situated behind existing residential properties. To the north and west is open countryside.</p> <p>The Council estimate that the promotion site could accommodate some 20 dwellings based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	+	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	+	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	+	<p>The site is within walking distance of a railway station (650m) and bus stops (100m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.</p> <p>New housing will help to sustain local businesses.</p>

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	The site is predominantly in a greenfield state with only a minor part being taken up by greenhouses. This means that any loss of employment will be minimal.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	+	The site is within walking distance of a railway station (650m) and bus stops (100m). The B1441 Colchester

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	The submission proposes that The site is large enough to accommodate new areas of public space which will include provision for children's play space and general amenity areas.
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	+	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	+	Green Infrastructure could be located on site. A mix of housing to include affordable housing provision will help to promote social cohesion.
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction. Orientation of buildings and design of roofs to include opportunities for solar panels.
		Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.		
	Increase	+ / ++		
	Will it minimise the risk of flooding to		Increase	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase		
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	-	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 20 homes including affordable housing and green space. The site benefits from some links to sustainable public transport, however the site is predominantly undeveloped and more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Site: 1.70 land off Victoria Road, Weeley Heath

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>Weeley Heath is one of the smaller villages - classed as Other Rural Settlements - having a limited range of services and facilities. Development will be limited to infill development and small-scale development on the edge of the village, appropriate to a countryside location.</p> <p>Open plot of land located adjacent to a small cluster of dwellings. Site is self contained and well screened and is currently densely vegetated. To the north and east lies open countryside.</p> <p>The Council consider that the site could accommodate some 4 dwellings if built fronting Victoria Road based on the density of surrounding development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is not within convenient walking distance of Weeley railway station (over km away). Bus stops are within walking distance (150m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	O	New housing will help to sustain local businesses.
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	O	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	O	
	Will it enhance the vitality and viability of town centres?	100%	O	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	O	
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	-	The site is not within convenient walking distance of Weeley railway station (over km away). Bus stops are

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		within walking distance (150m). The B1441 Colchester Road has footpaths and is relatively lightly trafficked due to the Little Clacton bypass carrying most traffic between Clacton and Colchester.
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
		Increase		
Will it promote development of the ports?	0	0		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	?/0	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of	Decrease	I	
Decrease				

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	○	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	○	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	○	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	New development will increase CO2 emissions directly and indirectly. The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to	Increase	○	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+//+	
Increase				
SUMMARY General Evaluation				
The site could deliver about 4 homes; the site would therefore be too small to accommodate affordable housing, green infrastructure, healthcare facilities, and community of local job opportunities. The site is undeveloped and not close to any development boundary. Alternative, more strategic, sites exist in more sustainable locations which would meet housing needs and which would provide wider community benefits.				

The site is not considered to be sustainable.

Wix

Score summary – Wix

File No:	Site Name:	+	-	I/O/? /NA	Score
6.9	Land between Clay Cottage and Bramley House Harwich Road Wix	6	7	23	- 1
6.10	land at Poplars Farm A120 Wix (employment)	6	10	23	- 4
6.15	Land to rear of 1 – 4 Council Houses Colchester Road Wix	5	10	23	- 5
6.16	Land at Granary Barn Bradfield Road Wix	5	9	21	- 4

Site: 6.9 Land between Clay Cottage and Bramley House Harwich Road Wix

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The site is situated between two residential dwellings, one to the east and one to west. The street the site is on is a single line of residential dwellings. There are residential dwellings north of the site and agricultural farm land to the south. The site is grassland.</p> <p>Whilst the promoter proposes 4 – 6 dwellings on site, the Council estimates that the site could accommodate 6 dwellings at a density that reflects adjoining development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	○	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	○	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is on undeveloped land within the open countryside but with access to public transport (bus stop opposite site).

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is opposite the site on Harwich Road.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide a mix of facilities on site.
		Decrease Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>The site is not located close to any heritage assets.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest previously undeveloped site is located in the open countryside but some links to public transport in the form of a local bus service. The level of development surrounding the site means that there will be limited impact on the open countryside.</p> <p>The modest size of site means that it may accommodate some four to six dwellings, there will therefore not be space for affordable housing and green space. No specific employment, education or healthcare facilities have been promoted on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.10 land at Poplars Farm A120 Wix

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	N/A	<p>The proposal site is located to the east of Harwich Road and Primrose Lane to the south of Wrabness. The site is to be developed in two phases, both of which are located away from any settlement boundary.</p> <p>The proposal is for the allocation of an employment site related to port uses.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	N/A	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	N/A	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	N/A	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The nearest train station and bus stop are located in Wrabness some 2090m to the north of the site.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	+	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	+	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	0	
	Will it enhance the vitality and viability of town centres?	100%	N/A	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	0	New employment opportunities would include training (e.g. apprentices) but score is 0 as no new facility or expansion of existing facility.
		Decrease on the last published figure		
4. Minimise transport growth whilst	Will it reduce the need to	To be determined as part of the	--	The nearest train station and bus stop are located in Wrabness some 2090m to the north of the site.

capturing the economic benefits of international gateways	travel by private car?	District Local Plan Process		Cycling is the only viable means of sustainable transport open to the site. The proposal supports/facilitates the ongoing growth of the port (Bathside Bay).
	Will sustainable modes of transport increase?	Decrease from 2001	--	
		<1.00		
		Increase		
Will it promote development of the ports?	0	++		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	N/A	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	N/A	
Will it reduce actual crime and the fear of	Decrease	I		
	Decrease			

	crime?			
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	O	
		No reduction		
		Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	N/A	
		Decrease		
		Improvement in ranking		
	Will it promote social cohesion?	Community facility provided or improved	N/A	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	N/A	
		Increase		
	Will it minimise the risk of flooding to	Increase	O	

	people and properties?			
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	N/A	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>The site is greenfield.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>The promotion site is not located near any heritage assets.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	I	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	

	Will historic assets be protected or enhanced?	Reduction	O	
		No loss		
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% recycling by 2020	?	
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	I	
		Increase		
SUMMARY General Evaluation				
This large previously undeveloped site is located in the open countryside, away from public transport and services. The level of development surrounding the site means that there will be limited impact on the open countryside. There is also an area of contaminated				

land within the site.

Very little information accompanied this proposal; suffice to say that the developer proposes port based activities on site. This type of proposal may well promote employment in the area but no figures to this effect were submitted to the Council.

The site is not considered to be sustainable.

Site: 6.15 Land to rear of 1 – 4 Council Houses Colchester Road Wix

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The site comprises heavy shrubbery and trees, to the west is a reservoir, to the south are residential properties and their gardens extend to the eastern boundary of the site. To the north is the A120.</p> <p>The Council estimates that the site could accommodate 6 dwellings based on the density and form of the nearby dwellings in Colchester Road.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	--	The site is on undeveloped land within the open countryside.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	--	The nearest buss stop is located more than 800m away to the east of the site.

economic benefits of international gateways	car?				
	Will sustainable modes of transport increase?	Decrease from 2001	-		
		<1.00			
		Increase			
Will it promote development of the ports?	0		O		
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	O/?		
		No school has a projected deficit of school places within the next 5 years			
		<2,000 patients per GP			
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy		O	
	Will it reduce actual crime and the fear of crime?	Decrease	I		
		Decrease			
Will it reduce	0		O		

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide a mix of facilities on site.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The development is adjacent to a built up area so the landscape effect would be minimal although the development will need to be carefully designed and consider the views within the locality.</p> <p>The site is not located close to any heritage assets.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	I	
	Will historic assets be protected or enhanced?	Reduction	O	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest previously undeveloped site is located in the open countryside, remote from public transport links and services. However, the level of development surrounding the site means that there will be limited impact on the open countryside.</p> <p>A site of this size could accommodate some six dwellings; this would prevent any affordable housing or green infrastructure being promoted on site.</p> <p>The site is not considered to be sustainable.</p>				

Site: 6.16 Land at Granary Barn Bradfield Road Wix

Objective	Assessment criteria	Target	Scoring	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the District Local Plan Process	+	<p>The site is grassland and is essentially surrounded by grassland on all four sides. There are a few residential dwellings but none are located on any of the immediate boundaries.</p> <p>The Council estimates that the site could accommodate 6 dwellings at a density that reflects adjoining development.</p>
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	0	
	Will it deliver a mix of housing types?	To broadly reflect the need in the SHMAA	0	
	Does it make efficient use of land?	To be determined as part of the District Local Plan Process	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the District Local Plan Process	-	The site is on undeveloped land within the open countryside.

	Will it promote regeneration?	To be determined as part of the District Local Plan Process	n/a	
	Will the levels of inward investment increase?	To be determined as part of the District Local Plan Process	○	
	Will it contribute to the tourism industry?	To be determined as part of the District Local Plan Process	○	
	Will it enhance the vitality and viability of town centres?	100%	○	
	Will it sustain or enhance the rural economy?	To be determined as part of the District Local Plan Process	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	?	No training proposals or education facilities are proposed.
		Decrease on the last published figure		
4. Minimise transport growth whilst capturing the	Will it reduce the need to travel by private	To be determined as part of the District Local Plan Process	-	The nearest bus stop is located some 640 to the south of the proposal site.

economic benefits of international gateways	car?			
	Will sustainable modes of transport increase?	Decrease from 2001	+	
		<1.00		
Increase				
	Will it promote development of the ports?	0	0	
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in the number of facilities	0/?	
		No school has a projected deficit of school places within the next 5 years		
		<2,000 patients per GP		
	Will existing public space be retained and new public space be created?	Increase in total area and performance against GI standards set out in the Open Space Strategy	0	
	Will it reduce actual crime and the fear of crime?	Decrease	I	
Decrease				
	Will it reduce	0	0	

	pollution (including air, water, soil, noise, vibration and light)?	No reduction Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	O	The site is too small to provide a mix of facilities on site.
		Decrease		
	Improvement in ranking			
	Will it promote social cohesion?	Community facility provided or improved	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050.	-	The score for the CfSH level will depend upon the date of construction.
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
		Increase		
	Will it minimise the risk of flooding to people and properties?	Increase	O	
	Does it provide areas of accessible	Increase	O	

	green space to allow the dispersal of species?			
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	I	<p>Site is located on Greenfield land.</p> <p>The Bromley Heaths plateau landscape is visually sensitive.</p> <p>The Church of St Mary, Wix Abby and Granary Barn are all listed buildings and close to the development site.</p>
	Will environmentally protected sites be protected or enhanced?	No net loss	O	
	Will it protect Greenfield land?	To be determined as part of the District Local Plan Process	--	
	Will landscape quality be maintained?	No loss of land with high sensitivity value	-	
	Will historic assets be protected or enhanced?	Reduction	-	
No loss				
9. Ensure the prudent	Does it	60% recycling by 2020	?	

use of natural resources	minimise waste and increase rates of reuse and recycling?			The score for the CfSH level will depend upon the date of construction.
	Will water quality be maintained or improved?	No reduction	?	
		No reduction		
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	+ / ++	
Increase				
SUMMARY General Evaluation				
<p>This modest previously undeveloped site is located in the open countryside, but has some links to sustainable public transport via a local bus service. The remote location of the site means that it is particularly sensitive to visual intrusion from built form. There are also a cluster of listed buildings close to the site.</p> <p>A site of this size could accommodate some six dwellings; this would prevent any affordable housing or green infrastructure being promoted on site.</p> <p>The site is not considered to be sustainable.</p>				

Wrabness

No sites submitted.

Appendix One – Sustainability Appraisal Scoring System

Objective	Assessment Criteria	Target	Scoring Comments
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	To be determined as part of the district Local Plan Process	++ 100 dwellings or over + <100 dwellings
	Will the delivery of affordable homes increase?	30% (subject to any changes resulting from the Local Plan Process)	++ if 10 or more dwellings and in Clacton and Harwich + if 10 or more dwellings (0.3ha) (Greater Clacton area = Clacton, Holland, Jaywick and Great Clacton) (Greater Harwich area = Parkeston, Ramsey, Harwich, Little Oakley and Dovercourt)
	Will it deliver a mix of housing types?	to broadly reflect the need in the SHMAA	++ 100 or more dwellings + 10 – 99 dwellings ○ <10 dwellings
	Does it make efficient use of land?	To be determined as part of the district Local Plan Process	++ pdl site within a settlement + pdl site adjacent to a settlement ○ pdl in open countryside - greenfield adjacent to a settlement -- greenfield in the countryside
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	To be determined as part of the district Local Plan Process	++ within or adjacent to urban settlements + within or adjacent to key rural service centres ○ within or adjacent to other settlements - open countryside but with access to public transport -- open countryside without access to public transport
	Will it promote regeneration?	To be determined as part of the district Local Plan Process	++ development for permanent jobs in a regeneration area + development that brings permanent jobs elsewhere ○ development that doesn't bring any permanent jobs - development that leads to a loss of permanent jobs outside urban regeneration areas -- permanent loss of jobs within a regeneration area N/A if outside the regeneration areas of Clacton, Harwich and Walton
	Will the levels of inward	To be determined as	++ potential for 100 or more new jobs

	investment increase?	part of the district Local Plan Process	+ potential for 1-99 jobs ○ no change - loss of 1-99 jobs -- loss of 100 jobs or more
	Will it contribute to the tourism industry?	To be determined as part of the district Local Plan Process	++ tourist proposals + supports tourism economy ○ no effect in response to criteria - proposal that has a negative effect on tourism facility -- loss of a facility
	Will it enhance the vitality and viability of town centres?	100%	++ development of town centre uses in town centre + development adjacent to town centre ○ housing no effect - out of town development -- physical loss of town centre uses within the town Centre
	Will it sustain or enhance the rural economy?	To be determined as part of the district Local Plan Process	++ rural diversification / employment site + delivers housing ○ in an urban area - new housing at the expense of jobs -- loss of job in a rural area
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	Increase on the last published figure	++ training proposals or new educational facility + contribution to improve existing facilities ○ no effect - irresolvable pressure on an existing facility -- loss of an educational facility e.g. loss of school
		Decrease on the last published figure	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel by private car?	To be determined as part of the district Local Plan Process	++ within or adjacent to urban settlements + within or adjacent to key rural service centres ○ within or adjacent to other settlements - open countryside but with access to public transport -- open countryside without access to public transport
	Will sustainable modes of transport increase?	Decrease from 2001	++ train/bus/cycling and walking + two out of the three listed above ○ one out of the three listed above - poor access to sustainable transport (800-1600m walk) -- reliance on the private car (walk more than 1600m to facilities)
		<1.00	
Increase			
	Will it promote development of the ports?	0	++ supports/facilitates growth of the port + supports ongoing operation of the port ○ no effect in response to criteria

			<ul style="list-style-type: none"> - affects the ongoing viability of the port -- if takes development away from port
5. Promote wellbeing through community cohesion and social capital	Will social infrastructure and services be provided?	Increase in number of facilities	<ul style="list-style-type: none"> ++ development has potential to provide new schools and healthcare provision on and/or off site + school or healthcare provision on and/or off site ○ accommodated by existing infrastructure - places irresolvable pressure on either school or healthcare provision -- places irresolvable pressure on both school and Healthcare provision
		No school has a projected deficit of school places within the next 5 years	
		<2,000 patients per GDP	
	Will existing public space be retained and new public space be created?	Increase in total area and performance against Green Infrastructure Standards as set out in the Open Space Strategy.	<ul style="list-style-type: none"> ++ new strategic open space + new site specific open space or off site contributions ○ no change in response to criteria - some loss of open space -- total loss of open space
Will it reduce actual crime and the fear of crime?	Decrease	<ul style="list-style-type: none"> ++ would significantly reduce the fear and incidence of crime + would reduce the fear and incidence of crime ○ no effect in response to criteria - would increase the fear and incidence of crime -- would significantly increase the fear and incidence of crime depends on implementation 	
	Decrease		
Will it reduce pollution (including air, water, soil, noise, vibration and light)?	0	<ul style="list-style-type: none"> ++ significant reduction + some reduction ○ no change in response to criteria - some increase -- significant increase 	
	No reduction		
	Decrease		
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	Decrease	<ul style="list-style-type: none"> ++ provides healthcare facilities, jobs or green infrastructure (provides 2 out of 3) + provides 1 out of the 3 listed above ○ no change - loses 1 out of the 3 listed above -- loses 2 out of the 3 listed above or all of them
		Decrease	
		Improvement in ranking	
	Will it promote social cohesion?	Community facility provided	<ul style="list-style-type: none"> ++ provides a mix and a facility + provides mix or a facility

		or improved	<ul style="list-style-type: none"> ○ developments of 9 dwellings or fewer or employment - a development with a mix but a loss of a community facility -- a development with no mix and a loss of community facility with a development
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 34% of 1990 baseline levels by 2020 and 80% by 2050	<ul style="list-style-type: none"> ++ significant reduction + some reduction ○ no change in response to criteria - some increase -- significant increase <p>(In general evaluation, mention location)</p>
	Will sustainable design and construction techniques be employed?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	<ul style="list-style-type: none"> ++ after 2016 + before 2016 non-residential
		Increase	
	Will it minimise the risk of flooding to people and properties?	Increase	<ul style="list-style-type: none"> ++ reduction of risk to a wider area ○ Flood Zone 1/ no effect - Flood Zone 2 -- Flood Zone 3
	Does it provide areas of accessible green space to allow the dispersal of species?	Increase	<ul style="list-style-type: none"> ++ green infrastructure proposed (+ 1.5ha) + potential for green infrastructure (+1.5ha) ○ no change in response to criteria - no prospect of provision of open space -- loss of green space
	Will it lead to an increased proportion of energy needs being met from renewable sources?	15% of UK energy supply to come from renewable sources by 2020	depends on implementation
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss of biodiversity	<ul style="list-style-type: none"> ++ enhancement of biodiversity + preservation of biodiversity greenfield has potential to protect/enhance - development close to a protected site -- development in or adjacent to a protected site
	Will environmentally protected sites be protected or	No net loss	<ul style="list-style-type: none"> ++ enhancement of biodiversity + preservation of biodiversity ○ no change in response to criteria - development close to a protected

	enhanced?		site -- development in or adjacent to a protected site
	Will it protect Greenfield land?	To be determined as part of the district Local Plan Process	++ pdl + majority brownfield - majority greenfield -- greenfield
	Will landscape quality be maintained?	No loss of land with high sensitivity value	++ within a built up area + landscape character of little value impact on landscape could be mitigated - some impact on landscape -- significant impact on landscape of high sensitivity value
	Will historic assets be protected or enhanced?	Reduction	++ enhancement + protected
		No loss	○ not close to either - close to a site -- in or adjacent to a site ? effect uncertain
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	60% Essex recycling target by 2020	? effect uncertain
	Will water quality be maintained or improved?	No reduction	+ if capacity in STW - no capacity in STW
		No reduction	
	Will it maximise the energy efficiency of development?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016.	++ after 2016 + before 2016 non residential

Appendix Two - Acronyms

AONB: Area of Outstanding Natural Beauty

PDL: Previously Develop Land

SAC: Special Area of Conservation

SDB: Settlement Development Boundary

SPA: Special Protection Area

SSSI: Site of Special Scientific Interest

STW: Sewage Treatment Works

WwTW: Wastewater Treatment Works

Appendix Three - Glossary of Terms

Affordable housing: Homes provided in perpetuity to meet the housing needs of people who cannot afford to buy or rent property on the open market. Affordable housing can include Council Housing, social rented accommodation, intermediate housing and shared-ownership.

Ancient Woodland: Identified by English Nature as an area that has had continuous woodland cover since 1600 AD resulting in the survival of certain rare plants and animals.

Area of Outstanding Natural Beauty (AONB): An Area of Outstanding Natural Beauty contains landscape of national importance as designated by the Government on advice from the Countryside Agency (now Natural England).

Backland Development: Development of land which lies generally behind the line of existing frontage development, has little or no frontage to a public highway and would constitute piecemeal development in that it does not form part of a large area allocated for development.

Biodiversity: "Biodiversity is the variability among living organisms from all sources including, among other things, terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this includes the diversity within species, between species and of ecosystems" (EU Convention on Biological Diversity Definition).

Brownfield: Land that is considered to be previously developed as per the PPG3 definition.

Bridleway: A highway over which the public have a right of way on foot, bicycle and on horseback or leading a horse.

Coastal Protection Belt: An area originally defined within the Essex Coast Protection Subject Plan (1984). Coastal Protection Belts consists of the undeveloped rural areas of a coastline.

Conservation Area: An area designated by the Council under the Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Council is required to preserve or enhance the character and appearance of these areas.

Dwelling: A self-contained residential unit, occupied by either a person or group of people living together as a family, or by not more than six residents living together as a single household (including a household where care is provided for residents).

Flood Zone: Land that is at risk of tidal or fluvial flooding .Flood risk maps are produced by the Environment Agency which grades the level of risk in each area.

Greenfield Site: Land that is not considered to be previously developed as per the PPG3 definition.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Key Rural Service Centres: The Tendring district's rural heartland contains a number of villages of varying size and character. Some of the larger villages contain a relatively good range of local services and facilities and therefore have the potential for limited growth in homes and jobs that, if at an appropriate scale that reflected local needs, infrastructure limitations and local character, could meet the definition of sustainable development. Growth in these areas will help to sustain existing shops, services and facilities (including primary schools), deliver affordable housing for local people who would otherwise be priced out of the market, provide local job opportunities and deliver certain community benefits.

Landscaping: The treatment of land for the purposes of enhancing and protecting amenities, and including fencing, walls or other means of enclosure, the planting of trees, hedges, shrubs or grass, and the formation of gardens and courtyards.

Listed Building: A building designated by the Department of Culture, Media and Sport as being of special architectural or historic interest often on the advice of English Heritage. There are three grades of listed building: I, II* and II.

Local Green Gaps: Areas of locally important strategic open land that protect the countryside between urban areas, and safeguard the separate identity, character and openness of settlements.

Local Wildlife Site: Non-statutory designation for a site of county significance for wildlife or geology.

National Nature Reserve (NNR): Sites managed by English Nature or an approved body, established as reserves under the National Parks and Access to the Countryside Act (1949).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Other Settlements: These are the smaller villages within Tendring's rural heartland have much less in the way of job opportunities, local services, facilities and other infrastructure. Residents of these smaller villages are often reliant on neighbouring towns and villages for work, shopping and other services and frequently need to travel fair distances either by public transport (if it is available) or, more often than not, by private car.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Protected Species: Plant and animal species protected under the Conservation (Natural Habitats and Conservation) Regulations 1994, the Wildlife and Countryside Act 1981 and subsequent amendments, or other species protected under legislation specific to them.

Ramsar Site: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Regeneration Area: The re-use or redevelopment of decaying or run-down buildings or urban area to bring them new life and economic vitality.

Scheduled Ancient Monument (SAM): A historic or archaeological structure placed on a schedule compiled by the Department of Culture, Media and Sport for protection under the Ancient Monuments and Archaeological Areas Act 1979.

Settlement Development Boundary (SDB): Boundary that shows the extent of defined towns and villages within which there is a presumption, in principle, in favour of development. Land outside of the Settlement Development Boundary is considered to be countryside.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Area of Conservation (SAC): Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area (SPA): Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Sustainable Development: The core principle underpinning planning in the UK. At the heart of the principle of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations. A widely used definition for sustainable development was drawn up by the World Commission on Environment and Development in 1987: '*Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*'

Sustainability Appraisal: An appraisal of the policies and proposals of development plans in terms of their ability to deliver sustainable development.

Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Urban Settlements: These areas have large populations and a range of existing infrastructure and facilities. They are the most sustainable locations for significant levels of growth. These settlements provide better opportunities for the use of public transport, walking and cycling to get from place to place and, because they have established town centres, employment areas and infrastructure, they provide locations where, with the right action, it is possible to create a significant number of additional new jobs and deliver sustainable housing growth on a larger scale.