



## ***Sustainability Appraisal Report***



Tendring District

# local development framework

Core Strategy and Development Policies  
Document (Regulation 27)

***Sustainability Appraisal Report***

October 2010

*Tendring*  
District Council





## **CONTENTS**

	<b>Page</b>
<b>1. Non-technical summary</b>	<b>4</b>
<b>2. Introduction and background</b>	<b>15</b>
Sustainability Appraisal	
Strategic Environmental Assessment	
Local Development Framework	
Purpose of this report	
Habitat Regulations Assessment	
Equality Impact Assessment	
Consultation	
<b>3. Sustainability objectives, baseline and context</b>	<b>22</b>
Population	
Housing	
Economy and employment	
Community	
Biodiversity	
Landscape	
Natural resources and pollution	
Cultural heritage	
Infrastructure and energy	
Climate change	
The SA Framework	
Relationship between SA objectives and SEA topics	
Compatibility between objectives	
Technical difficulties	
<b>4. Likely evolution without the Core Strategy</b>	<b>56</b>
<b>5. Developing the DPD options</b>	<b>58</b>
Initial appraisal of spatial strategy	
Further appraisal of options	
Broad areas of search	
Core policies	
Development policies	
<b>6. Predicting and evaluating the effects of the DPD and considering mitigation and enhancement measures</b>	<b>104</b>
Strategic policies	
Core policies	
Development policies	
Effects on each settlement	
Cumulative effects	
<b>7. Implementation and monitoring</b>	<b>128</b>
<b>Glossary</b>	<b>133</b>
<b>References</b>	<b>135</b>
<b>Appendices are included in a separate document</b>	

## SECTION 1. NON-TECHNICAL SUMMARY

### SEA Directive says:

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

### *Introduction*

This is the non-technical summary of the Sustainability Appraisal report for the Tendring District Core Strategy and Development Policies Development Plan Document (hereafter the 'Core Strategy').

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

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

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

This Sustainability Appraisal report is published for consultation as part of the Core Strategy Regulation 27 consultation. Any comments received to this Sustainability Appraisal report will be considered and if necessary changes will be made to the report prior to submission.

The consultation period will run from Thursday 21 October 2010 to Monday 6 December 2010. Comments should be sent to:

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

### *Sustainability objectives, baseline and context*

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

	<b>Key Messages from review of policies, plans &amp; programmes, &amp; sustainability objectives</b>	<b>Baseline environment</b>	<b>Sustainability issues &amp; problems facing Tendring</b>
<b>Population</b>	<ul style="list-style-type: none"><li>- Access policies should be clear, comprehensive &amp; inclusive.</li><li>- Community involvement is essential.</li></ul>	The population of Tendring is approximately 148,000 and a large proportion of the population live within the main settlements.	<ul style="list-style-type: none"><li>- During the period 1981-2006 the population of Tendring has grown by 26.8% compared with 13.7% for Essex.</li><li>- Tendring has the highest</li></ul>

	<ul style="list-style-type: none"> <li>- The needs of the changing demographic should be met.</li> <li>- Support people in the region in 'active ageing' and adding life to years.</li> </ul>	<p>The population of the district has changed considerably over recent years, during the period 1981 – 2006 the population of Tendring grew by 26.8, which compares with a growth rate of 13.7% for Essex over the same period. Growth is expected to continue at an above average rate, with the projected population change for the period 2006 – 2026 being 17%.</p> <p>98.7% of the population are of a white ethnic group and the split of males to females is roughly 47:53.</p> <p>Tendring has the highest proportion of pensioners in the East of England and is ranked in the top ten local authority districts nationally for people aged 65 years and over.</p>	<p>proportion of pensioners in the East of England. 27% compared to 20.2% for Essex and 19.6 % for East of England and 18.6% for England.</p>
<b>Housing</b>	<ul style="list-style-type: none"> <li>- Policies should promote high quality, inclusive design.</li> <li>- Housing developments must be located in suitable locations that make efficient use of land and offer a good range of services, community facilities and jobs etc.</li> <li>- Policies for the location of development should avoid flood risk to people and property and manage any residual risk.</li> <li>- Housing shortages must be addressed by securing a step change in the delivery of additional housing.</li> <li>- Developments should take account of the role and value of biodiversity.</li> <li>- The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.</li> </ul>	<p>The total dwelling stock for the district is approximately 65,680 and Tendring has set a local target to deliver a minimum of 6,300 new dwellings up to 2031, which equates to 315 dwellings per year.</p> <p>The Strategic Housing Market Assessment revealed that distinguishing factors for the Tendring housing market are the ratio of bungalows compared to other dwelling types, the proximity to railway stations being less significant for commuters than other parts of the South East and the low levels of major new residential development.</p> <p>The mean house price in Tendring was £176,000 in 2010.</p> <p>In 2006/7 only 10 affordable dwellings were delivered &amp; in 2008/9 42 affordable dwellings were delivered. This does not come close to meeting the unmet need for affordable housing dwellings per annum, which is 1,579.</p> <p>The density of new dwellings is high, with only 22% below 30 dwellings per hectare in 2008/9.</p>	<ul style="list-style-type: none"> <li>- The amount of vacant dwellings is higher than the regional and national average and the percentage of dwellings considered unfit is higher.</li> <li>- A small amount of affordable housing dwellings have been built in recent years and this figure does not meet need. Furthermore the majority of the public do not believe that the level of affordable housing has got better over the past few years.</li> <li>- There is a higher than average amount of homeless persons.</li> </ul>
<b>Economy &amp; employment</b>	<ul style="list-style-type: none"> <li>- Ensure that town centres provide an attractive, accessible and safe environment for all.</li> <li>- Schemes for rural diversification should be supported.</li> <li>- Developments should take</li> </ul>	<p>The economy of the district is very mixed. In the area around Harwich the port has a strong influence, which is recognised through the Haven Gateway Partnership and which will grow stronger with the development of</p>	<ul style="list-style-type: none"> <li>- The average household income is below average.</li> <li>- The economic activity rate is lower than the national average.</li> <li>- The percentage of full time workers is significantly below average.</li> </ul>

	<p>account of the role and value of biodiversity in supporting economic diversification.</p> <ul style="list-style-type: none"> <li>- Development should be located in areas which minimise the length and number of trips.</li> <li>- The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas.</li> <li>- Support business innovation and take-up of best practice in renewable energy technology and management.</li> <li>- Provide for the needs of an expanding tourism sector.</li> <li>- Support the maintenance and appropriate expansion of the ports, maritime and related activities.</li> <li>- Harness the region's economic strengths specifically in science, technology and research.</li> <li>- Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.</li> <li>- Maximise the benefits from the Olympics coming to London in 2012.</li> <li>- Promote the development of the Haven Gateway as a New Growth Point.</li> <li>- Support home based working.</li> </ul>	<p>Bathside Bay. Within the other main towns of the district tourism plays an important part in the local economy. The district has a strong tradition of manufacturing activity that, whilst playing an important role in the economy of the district, has declined over recent years.</p> <p>Tendring has set a local requirement to deliver 7,000 new jobs during the plan period.</p> <p>The economic activity rate in Tendring is lower than the national, regional and county averages and the unemployment rate is higher.</p> <p>Tendring is in the 29% of most deprived areas in the country, is the fifth most deprived area in the region and the most deprived area in Essex, with significant pockets of deprivation in Jaywick and around Clacton town centre and there is a high percentage of the population claiming Job Seekers Allowance.</p> <p>The average income per week is significantly lower than average at £423.70.</p> <p>In March 2006 permission was granted for the construction of a new deep water container terminal at Bathside Bay, which will lead to the creation of 772 direct jobs and thousands of indirect jobs.</p>	<ul style="list-style-type: none"> <li>- The total amount of people claiming jobseekers allowance is above average.</li> <li>- Tendring has the highest percentage of people claiming a social security benefit in Essex.</li> <li>- The job density is low at only 0.57.</li> <li>- There is a high level of out-commuting.</li> <li>- There is a higher than average percentage of people employed in the tourist sector.</li> <li>- The room occupancy for hotels is lower than average.</li> </ul>
<p><b>Community</b></p>	<ul style="list-style-type: none"> <li>- Promote social inclusion.</li> <li>- Open spaces, sports and recreational facilities promote social inclusion and healthy lifestyles.</li> <li>- Biodiversity should be enhanced among developments.</li> <li>- A balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.</li> <li>- Locate day to day facilities which need to be near their clients in local centres.</li> <li>- Reduce levels of poverty and exclusion.</li> <li>- Improve the skills base through increased learning opportunities for all.</li> <li>- Those who live in the most deprived areas are likely to be multiply disadvantaged.</li> <li>- Maximise the benefits from the Olympics coming to London in 2012.</li> </ul>	<p>Tendring is characterised by it's higher than average proportion of pensioners.</p> <p>The percentage of the population with a limiting long term illness is 24%, which is higher than average.</p> <p>Within the district there are 2 hospitals, 32 GP surgeries, 7 secondary schools and 4 primary schools.</p> <p>Crime within the district is low, although the fear of crime is relatively high.</p> <p>There is 138.73 hectares of open space in the district.</p>	<ul style="list-style-type: none"> <li>- Educational achievement is poor with the percentage of working age population with no formal qualifications almost double the national average.</li> <li>- Fear of crime is high, particularly at night, despite Tendring having a low crime rate.</li> </ul>

<p><b>Biodiversity</b></p>	<ul style="list-style-type: none"> <li>- The quality and extent of natural habitats and geological sites should be protected and enhanced.</li> <li>- Developments should take account of the role and value of biodiversity.</li> <li>- Maximise the potential for landscape and biodiversity enhancement.</li> <li>- The biodiversity value of brownfield sites must be considered.</li> <li>- Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats.</li> <li>- Identify priority habitats and species which are important at international, national and local levels.</li> <li>- High quality green infrastructure should be delivered.</li> </ul>	<p>The district has an attractive natural environment characterised by its estuarine setting and diverse range of large and small villages and coastal resorts. It is estimated that approximately 25% of the district is covered by environmental and physical constraints.</p> <p>The Stour and Colne Estuaries and Hamford Water are recognised as being of international ecological importance through their designations as Special Protection Areas and the designation of the Essex Estuaries Special Area of Conservation, which includes the Colne Estuary.</p> <p>There are a variety of other sites within the district that are protected at national and local level for their nature conservation. This includes National Nature Reserves at Hamford Water, the Colne Estuary, Colne Point and the Brightlingsea Marshes and Local Nature Reserves at Holland Haven, Pickers Ditch and Wrabness.</p> <p>Flagship species for Tendring as set out in the Essex Biodiversity Action Plan are corn bunting, sand martin, ringed plover, white admiral butterfly and marsh mallow</p>	<p>The district has a high proportion of environmentally sensitive sites, including four international sites.</p>
<p><b>Landscape</b></p>	<ul style="list-style-type: none"> <li>- Development should not be located on greenfield land outside of settlements.</li> <li>- The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.</li> <li>- Landscape character should be protected.</li> <li>- Maximise the potential for landscape and biodiversity enhancement.</li> </ul>	<p>Landscape gives an area a locally distinctive character. It is the result of both natural and man made processes, including historic patterns of settlements.</p> <p>The 1949 National Parks and Access to Countryside Act provides for the designation of Areas of Outstanding Natural Beauty (AONB). Dedham Vale was designated an AONB in 1970 and part of this site is located within Tendring. Tendring believe that the southern shore of the Stour Estuary is equal in value to the northern shore, which is designated as an AONB (Suffolk Coast and Heaths) and have applied to have the AONB boundary extended into Tendring.</p>	<ul style="list-style-type: none"> <li>- A large percentage of the district is classed as either high or medium landscape quality.</li> </ul>
<p><b>Natural resources &amp;</b></p>	<ul style="list-style-type: none"> <li>- Use resources more efficiently, minimise waste and increase</li> </ul>	<p>The national average daily domestic water use is 155 litres</p>	<ul style="list-style-type: none"> <li>- Parts of the district are at risk of flooding.</li> </ul>

<p><b>pollution</b></p>	<p>rates of reuse and recycling.</p> <ul style="list-style-type: none"> <li>- Sustainable water should be promoted.</li> <li>- Identify land at risk (and the degree of risk) of flooding.</li> <li>- Safeguard land from development that is required for current and future flood management.</li> <li>- Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SuDS).</li> <li>- Consideration of the fundamental ecological functions of wetlands as regulators of water regimes.</li> <li>- The effects of floods and droughts must be mitigated.</li> <li>- Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).</li> <li>- The pollution of groundwater must be reduced.</li> <li>- Adopt a precautionary approach.</li> <li>- Make the polluter pay.</li> <li>- Noise-sensitive developments should be separated from major sources of noise.</li> </ul>	<p>per person, with Tendring performing better than this with an average of 120 litres, however there is still a need to maximise water efficiency.</p> <p>As a coastal district parts of Tendring are at risk of flooding. A Strategic Flood Risk Assessment is currently being prepared, which will identify which parts of the district are most at risk of flooding under various scenarios.</p> <p>Large parts of rural Tendring contain the highest quality agricultural land; 10.2% of agricultural land is Grade 1 and 29.8% is Grade 2.</p> <p>Air quality in the district is generally good, and no air quality management areas have been identified, and as Tendring does not have a legacy of heavy industry contamination is not a major problem.</p>	<ul style="list-style-type: none"> <li>- The percentage of people who journey to work by private car is slightly higher than the regional and national average.</li> <li>- More needs to be done to encourage householders to recycle.</li> </ul>
<p><b>Cultural heritage</b></p>	<ul style="list-style-type: none"> <li>- The need for growth should be reconciled with the need to protect the historic environment.</li> <li>- Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.</li> <li>- There should be an emphasis on design, quality and preserving and enhancing natural and built assets.</li> <li>- Wetlands constitute a resource of great cultural value.</li> </ul>	<p>The historic environment of Tendring District is rich, complex and irreplaceable and has a major role to play in Tendring's future.</p> <p>A range of historical features enjoy statutory protection, these include historic landscapes, townscapes and parks as well as individual buildings.</p>	<ul style="list-style-type: none"> <li>- The number of historic buildings at risk has only slightly improved from recent years.</li> </ul>
<p><b>Infrastructure &amp; energy</b></p>	<ul style="list-style-type: none"> <li>- Renewable energy must be encouraged.</li> <li>- 15% of UK energy to come from renewable energy sources by 2020.</li> <li>- Separate economic growth from increases in resource use.</li> <li>- Protect sites and routes which could be critical in developing infrastructure to widen transport choices.</li> <li>- Promote the integration of transport and communication concepts.</li> </ul>	<p>Tendring is generally served with good transport links, although there is a perception that as a peninsular it is remote with relatively poor road and rail links.</p> <p>The per capita carbon emissions in Tendring are less than the national and regional averages at 6 tonnes per annum. Overall carbon emissions for the district are approximately 833,000.</p> <p>An offshore windfarm off the coast of Clacton at Gunfleet Sands was completed in 2010. This is expected to generate 172 MW of energy.</p> <p>Recycling rates for household waste in the district have failed to meet the district's target of</p>	<ul style="list-style-type: none"> <li>- Renewable and low carbon (e.g. combined heat and power) energy production is very low.</li> <li>- Recycling rates should improve.</li> </ul>

<p><b>Climate change</b></p>	<ul style="list-style-type: none"> <li>- Development plans should contribute to global sustainability by addressing causes &amp; impacts of climate change.</li> <li>- Adaption will be crucial in reducing vulnerability to climate change</li> <li>- There is a need to look holistically at systems affected by climate change.</li> <li>- Renewable energy must be encouraged.</li> <li>- 15% of UK energy to come from renewable energy sources by 2020..</li> <li>- Development must avoid flood risk to people and property and manage any residual risk.</li> <li>- Actively manage the pattern of urban growth to make the fullest use of public transport.</li> <li>- Open space and green infrastructure help wildlife to adapt to the effects of climate change.</li> <li>- Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).</li> </ul>	<p>23.07%.</p> <p>Climate change is happening now and is the biggest challenge facing the world today. Greenhouse gas emissions contribute significantly to climate change.</p> <p>Tending emits approximately 833,000 tonnes of carbon dioxide a year, which equates to 6 tonnes per person.</p> <p>The government has a long-term aim of reducing carbon dioxide emissions by 80% in 2050 compared to 1990 levels and interim targets have been set.</p> <p>Climate change is a wide ranging issue that falls into many different areas of spatial planning and so many of the themes include references to climate change.</p>	<ul style="list-style-type: none"> <li>- Renewable and low carbon (e.g. combined heat and power) energy production is very low.</li> <li>- Climate change is a global issue and should be addressed by the Council as a whole.</li> </ul>
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The SA Framework, which is used to appraise every option considered, is set out below.

Objective	Assessment criteria	Indicator & Source	Target
<p>1. Provide decent and affordable homes for all</p>	<p>Will it provide the homes needed to support the growing population?</p>	<p>Net additional dwellings per annum, Annual Monitoring Report (Core Output Indicator H2b)</p>	<p>315</p>
	<p>Will the delivery of affordable homes increase?</p>	<p>Affordable housing completions per annum, Annual Monitoring Report (Core Output Indicator H5)</p>	<p>N/A</p>
	<p>Will it deliver a mix of housing types?</p>	<p>% of dwelling completions by number of bedrooms, Annual Monitoring Report (Local Output Indicator 2)</p>	<p>N/A</p>
	<p>Does it make efficient use of land?</p>	<p>% of new and converted dwellings on previously developed land, Annual Monitoring Report (Core Output Indicator H3)</p>	<p>60% of dwelling completions to be on previously developed land</p>
<p>2. Harness the district's economic strengths</p>	<p>Are employment opportunities accessible to centres of population?</p>	<p>% of economically active population within 20 minutes journey time (by sustainable modes of transport) of employment opportunities, Accessibility Indicators, Department for Transport</p>	<p>N/A</p>
	<p>Will it promote regeneration?</p>	<p>Losses of industrial land in key business and regeneration areas, Annual</p>	<p>N/A</p>

		Monitoring Report (Local Indicator 5)	
	Will the levels of inward investment increase?	Number of new investments made that have occurred as a result of the promotion and support activities of the Council per 10,000 economically active population, Tending Best Value Performance Plan 2007/8 and amendments/updates	1
	Will it contribute to the tourism industry?	Money the tourism sector brings to the economy, Volume and Value Report	N/A
		% of jobs related to tourism, Nomis Official Labour Market Statistics	N/A
	Will it enhance the vitality and viability of town centres?	Total amount of floorspace for town centre uses, Annual Monitoring Report (Core Output Indicator BD4)	N/A
	Will it sustain or enhance the rural economy?	Location of new residential and employment development, Annual Monitoring Report (Local Output Indicator 1)	No more than 3% of dwellings to be located in the countryside
		Number of rural exception sites permitted, Annual Monitoring Report	N/A
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	% of total working age population educated to NVQ4 level and above, Nomis Official Labour Market Statistics	N/A
		% of total working age population with no formal qualifications, Nomis Official Labour Market Statistics	N/A
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	% of economically active population within 20 minutes journey time (by sustainable modes of transport) of employment opportunities, Accessibility Indicators, Department for Transport	N/A
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	% of new dwellings within a 30 min public transport time of local services, Annual Monitoring Report (Local Output Indicator 4)	N/A
	Will sustainable modes of transport increase?	% of journeys to work by private car, Census data	N/A
		Estimated length of urban cycling routes, Essex Cycling Strategy and updates	N/A
	Will it promote development	Number of applications	0

	of the ports?	permitted for non-port related development within the port designated areas, local data	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	Provision of social infrastructure and services on allocated sites, local data	N/A
	Will existing public space be retained and new public space be created?	Total area of open space in the district, Annual Monitoring Report	N/A
	Will it reduce actual crime and the fear of crime?	Number of offences per 100,000 population, Home Office Crime Statistics	N/A
		Fear of Crime, Tendring CDRP – Community Safety annual survey	N/A
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	Number of air quality management areas, Local Air Quality Management Annual Report	N/A
		Number of blue flags and quality coast awards, Leisure Services	N/A
Number of potentially contaminated sites, TDC Statutory Contaminated Land Strategy		N/A	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	% of population with a limiting long term illness, Census data	N/A
		% of working age population claiming a key social security benefit, Census data	N/A
		Rank of average rank of deprivation, The English Indices of Deprivation	N/A
	Will it promote social cohesion?	% of residents who think that their area has got better or stayed the same in the past 3 yrs, Best Value General Survey	N/A
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Carbon dioxide emissions, Local and regional CO2 emissions estimates, DEFRA	Reduction of 10% by 2010
	Will sustainable design and construction techniques be employed?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100% by 2010
	Will it minimise the risk of flooding to people and properties?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality, Annual Monitoring Report (Core Output Indicator E1)	0
	Does it provide areas of	Provision of suitable	N/A

	accessible green space to allow the dispersal of species?	accessible natural green space identified through appropriate assessments, local data	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	Renewable energy capacity installed by type, Annual Monitoring Report (Core Output Indicator E3)	N/A
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	Change in areas and populations of biodiversity importance, Annual Monitoring Report (Core Output Indicator E2)	No loss
	Will environmentally protected sites be protected or enhanced?	Change in areas and populations of biodiversity importance, Annual Monitoring Report (Core Output Indicator E2)	No loss
	Will it protect Greenfield land?	% of new and converted dwellings on previously developed land, Annual Monitoring Report (Core Output Indicator H3)	60% of dwelling completions to be on previously developed land.
	Will landscape quality be maintained?	% of land in Landscape Character Assessment with high sensitivity, Landscape Character Assessment and updates	No loss of land with high landscape sensitivity
	Will historic assets be protected or enhanced?	Number of listed buildings at risk, Historic Buildings at Risk Register	N/A
		Number of Conservation Areas, local data	N/A
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	Percentage of household waste recycled, Tendring Best Value Performance Plan and updates/ amendments	24
	Will water quality be maintained or improved?	Percentage length of estuary quality classed as Good, Environment Agency	N/A
	Will it maximise the energy efficiency of development?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100% by 2010

### ***Developing the DPD Options***

Numerous options were appraised as part of plan preparation. Firstly, following consultation on the Issues and Possible Options document an appraisal of those options was carried out and sent to members of the Environment Theme Group for informal consultation. The following options were appraised:

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

Further appraisal work was then carried out for the spatial strategy and job growth scenarios as a result of representations received and additional studies completed.

The broad areas of search for each settlement set out in the Issues and Possible Options document were appraised and options for core policies and development policies were appraised.

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

### ***Predicting and evaluating the effects of the DPD and considering mitigation and enhancement measures***

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

In terms of the cumulative effects of the DPD, it is highly likely that 6,300 dwellings will be provided in the plan period and 7,000 jobs will be created. It is certain that in the majority of cases affordable housing will be delivered as part of major development. It is certain that the government target of 60% of new dwellings on previously developed land will not be met. The Strategic Housing Land Availability Assessment advises that only 20% of new dwellings are likely to be provided on previously developed land. It is highly likely that regeneration will occur; eight regeneration areas have been identified in five settlements and various strategies have been/ are being produced to promote regeneration. As part of these regeneration projects the district's tourist economy will be promoted. It is highly likely that the vitality and viability of the town centres will be enhanced; particularly Clacton Town Centre. The Employment Land Study predicts that the majority of Clacton's job growth will be economic growth of the town centre and an Area Action Plan is currently being prepared for Clacton Town Centre. Frinton Town Centre will be improved as a result of public realm improvements identified in the Conservation Area Management Plan. It is highly likely that the rural economy will be sustained and enhanced through the support given to small scale employment development in the countryside. It is highly likely that the need to travel will be reduced as the Core Strategy will lead to mixed use development in the most accessible locations (the settlement hierarchy helps to ensure this). However, rural employment sites may increase the need to travel and an increase in visitors to the district will increase the amount of car journeys. Linked to the reduced need to travel, it is highly likely that sustainable modes of travel will increase as the Core Strategy will deliver a number of green infrastructure projects, supports improvements to the railway network and support improvements to the bus network. Social infrastructure and services will be delivered as part of development and the Core Strategy already identifies necessary infrastructure in certain locations. The Community Infrastructure Levy or other equivalent tariff-based contributions mechanism will increase the amount of contributions towards infrastructure as even small scale development will be required to contribute. The impact on pollution is mixed. The Core Strategy will reduce the need to travel and promote sustainable travel, which will reduce air pollution. However, an increase in visitors will increase levels of air pollution. The quality of bathing waters is likely to improve as a result of an increase in tourism. Development of greenfield land will adversely affect soils; however the Site Allocations DPD can help to ensure that the highest quality agricultural land is safeguarded from development. It is certain that greenhouse gas emissions from new build will be reduced owing to improvements to building regulations, which will take place in the early part of the plan period. Development will need to demonstrate that the risk of

flooding will not increase and sustainable drainage systems will certainly be incorporated into the majority of developments as the Core Strategy requires applicants to justify the non use of sustainable drainage systems. Additionally, strict occupancy restrictions for holiday accommodation will be applied in areas of flood risk. It is very likely that biodiversity, high quality landscapes and the historic environment will be preserved through the protection these areas/assets are afforded by legislation. However, Bathside Bay, which the Core Strategy supports, will adversely affect the integrity of the Stour and Orwell Estuaries Special Protection Area/ Ramsar site and the Brightlingsea waterfront development, which already has planning permission and is currently being implemented, is likely to affect the Colne Estuary Special Protection Area / Ramsar site through increased levels of disturbance. Furthermore, the promotion of the districts natural assets as tourist attractions could affect environmentally protected sites and development in east Clacton could affect the Holland Haven Marshes Site of Special Scientific Interest. Whilst biodiversity may be enhanced through habitat creation as part of development this will not occur in every case. The Water Cycle Study has identified that there are issues in terms of wastewater and if these are not addressed before development comes forward water quality will be adversely affected.

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

#### ***Implementation and monitoring***

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

## SECTION 2. INTRODUCTION AND BACKGROUND

### Sustainability Appraisal

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

### Strategic Environment Assessment (SEA)

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

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

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

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

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

<p>“The authorities referred to in paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure.” Article 6(2)</p>	<p>Task D1: Public participation on the proposed submission document of the DPD and SA Report.</p>	<p>This SA Report will be consulted upon from Thursday 21 October 2010 to Monday 6 December 2010. Key environmental stakeholders were informally consulted on initial SA work involving developing the options in June 2009.</p>
<p>“Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.” Article 10(1)</p> <p>(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Annex 1</p>	<p>Stage E: Monitoring the significant effects of implementing the DPD.</p>	<p>Section 7 includes the SA monitoring framework.</p>
<p>“Member states shall ensure that, when a plan or programme is adopted,... a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with...” Article 9(1b)</p>	<p>This is not required as part of the SA process.</p>	<p>A Sustainability Statement, which explains how the SA process influenced the plan, will be prepared as part of the adoption process.</p>
<p>(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes; Annex 1</p>	<p>Task A1: Identifying other relevant policies, plans and programmes, and sustainability objectives</p>	<p>This is covered in the context section (section 3).</p>
<p>(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; Annex 1</p>	<p>Task A2: Collecting baseline information</p>	<p>This is covered in the context section (section 3).</p>
<p>(c) the environmental characteristics</p>	<p>Task A2:</p>	<p>This is covered in the</p>

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

## Local Development Framework

### **SEA Directive says:**

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

The Local Development Framework (LDF) comprises a number of documents that set out the blueprint for the future development of the district. This is the Sustainability Appraisal (SA) report for the Core Strategy and Development Policies Development Plan Document (hereafter the Core Strategy). The Core Strategy is the main document within the LDF and includes an overall vision which sets out how the area and the places within it should develop; strategic objectives for the area focussing on the key issues to be addressed; and a delivery strategy for achieving these objectives, which should set out how much development is intended to happen where, when, and by what means it will be delivered. The Core Strategy also includes development control policies, which are criteria based policies that will be used by development control in the determining of planning applications. A Core Strategy Issues and Options Paper was consulted upon along with a SA Scoping Report (regulation 25 consultation) in March 2009.

Other documents to be produced as part of the LDF include the Site Allocations Development Plan Document (DPD), an Area Action Plan for Clacton Town Centre and various Supplementary Planning Documents (SPD). The Site Allocations DPD will include site specific allocations, which accord with the framework as set out in the Core Strategy. The Clacton AAP includes opportunity sites and various policies to deliver economic, social and physical regeneration in Clacton town centre. In accordance with the Regulations a Sustainability Appraisal will be carried out for each of these documents.

The following figure, which is taken from the document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents', outlines the main stages of the SA and illustrates how this fits in with plan preparation.

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

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

### Purpose of this report

#### SEA Directive says:

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

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

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

### **Habitat Regulations Assessment**

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

### **Equality Impact Assessment**

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

An Equality Impact Assessment is required for the Core Strategy as it has the potential to cause adverse impacts or discriminate against different groups in the community. The Equality Impact Assessment concluded that the Core Strategy would not adversely affect any of the equality target groups and is published as part of the Regulation 27 consultation.

### **Consultation**

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

#### **SEA Directive says:**

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

This SA report is published for consultation as part of the Core Strategy Regulation 27 consultation. Any comments received to this SA report will be considered and if necessary changes will be made to the SA report prior to submission.

The consultation period will run from Thursday 21 October 2010 to Monday 6 December 2010. Comments should be sent to:

Planning Policy  
Tendring District Council  
Council Offices  
Thorpe Road  
Weeley

Essex CO16 9AJ

Alternatively comments can be emailed to [planningpolicy@tendringdc.gov.uk](mailto:planningpolicy@tendringdc.gov.uk).  
Please include 'Core Strategy SA Report consultation' in the subject line.

### SECTION 3. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

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

**SEA Directive says:**

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

**SEA Directive says:**

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

**SEA Directive says:**

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

#### Population

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

Key Messages	Source
Access policies should be clear, comprehensive & inclusive.	PPS1
Community involvement is essential.	PPS1, PPS12
The needs of the changing demographic should be met.	IRS, Regional Social Strategy
Support people in the region in 'active ageing' and adding life to years, linking in with the National Service Framework for older people.	Regional Health Strategy

##### SA Task A2: Collecting baseline data

The population of Tendring is approximately 148,000. A large proportion of the population live within the main settlements of Clacton-on-Sea, Harwich, Frinton and Walton, and Lawford, Manningtree and Mistley. In total there are approximately 61,411 households within the district, with an average household size of 2.21 persons, which is slightly lower than the national and regional averages, although the percentage of one person households is higher than average. Tendring has a higher percentage of people aged over 65 years and a lower percentage of people aged 20 – 44 years, compared to the national and regional averages.

The population of the district has changed considerably over recent years, during the period 1981 – 2006 the population of Tendring grew by 26.8%, which compares with a growth rate of 13.7% for Essex over the same period. Growth is expected to continue at an above average rate, with the projected population change for the

period 2006 – 2026 being 17% for Tendring, 12% for the East of England and 10% for England. By 2026 there are expected to be 84,000 households, which is an increase of 22,589 from the present state.

98.7% of the population are of a white ethnic group and the split of males to females is roughly 47:53. Life expectancy is around the same as the national average, although it is lower than the regional average for both males and females.

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

The density is high, with 428 people per square metre, which is considerably higher than national, regional and county averages.

### SA Task A3: Identifying sustainability issues and problems

<b>Issues from Baseline Data</b>	<b>How the Core Strategy can address the issue</b>	<b>Relevant SA objective</b>
During the period 1981-2006 the population of Tendring has grown by 26.8% compared with 13.7% for Essex.	The CS must ensure that it provides the framework for managing the growing population.	1, 2, 3, 5, 6
Tendring has the highest proportion of pensioners in the East of England. 27% compared to 20.2% for Essex and 19.6 % for East of England and 18.6% for England.	The CS must provide the framework to facilitate the delivery of health services, community facilities and public transport where needed.	5, 6

## **Housing**

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

<b>Key Messages</b>	<b>Source</b>
Policies should promote high quality, inclusive design.	PPS1, Regional Economic Strategy, Regional Social Strategy, Regional Health Strategy, Essex Design Guide
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, PPS1, PPG13, Regional Health Strategy
Policies for the location of development should avoid flood risk to people and property where possible, and	PPS25, practice PPS25 guide,

manage any residual risk, taking account of the impacts of climate change.	Future Water, Pitt Review, Stern Report
Housing shortages must be addressed by securing a step change in the delivery of additional housing throughout the region and giving priority to the provision of affordable housing to meet identified needs.	PPS3, IRS, Corporate Strategy, Regional Housing Strategy, Affordable Housing Strategy
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	PPS9, Ramsar convention
The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.	The Taylor Review
The timing and location of housing development should be informed by an understanding of how local land and housing markets interact.	Brownfield Market Signals

### SA Task A2: Collecting baseline data

The total dwelling stock for the district is approximately 65,680 and the Council has set a local requirement to deliver 6,300 new homes by 2031. This equates to 315 dwellings per annum. The rate of house building in recent years has been above this target at around 500 new units per annum, although in 2009/10 324 dwellings were completed and in 2008/9 376 dwellings were completed. Over the past few years 94% of dwellings have been built on previously developed land.

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

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

The mean house price in Tendring was £176,000 in 2010, an increase of £6,000 from the previous year, but a reduction from recent years. Although house prices in Tendring remain lower than the national, regional and county averages the percentage growth in house prices from 2005/6 to 2006/7 was higher than the regional and county averages. The average household income is £16,478, which is less than half the regional average.

The level of affordable housing units being delivered is low. In 2006/7 only 10 affordable dwellings were delivered and in 2007/8 42 units were delivered. This does not come close to meeting the unmet need for affordable housing dwellings per annum, which is 1,579. The recent Best Value General Survey identified that only 39.88% of residents think that the level of affordable housing has got better or stayed the same in the past three years.

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

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

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

### SA Task A3: Identifying sustainability issues and problems

<b>Issues from Baseline Data</b>	<b>How the Core Strategy can address the issue</b>	<b>Relevant SA objective</b>
The amount of vacant dwellings is higher than the regional and national average and the percentage of dwellings considered unfit is higher.	The CS should promote the regeneration of deprived areas and should direct new employment to existing settlements.	1,2
A small amount of affordable housing dwellings have been built in recent years and this figure does not meet need. Furthermore the majority of the public do not believe that the level of affordable housing has got better over the past few years.	The CS should promote the delivery of more affordable housing units.	1
There is a higher than average amount of homeless persons.	The CS should promote the delivery of more affordable housing units.	1

## **Economy and Employment**

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

<b>Key Messages</b>	<b>Source</b>
Ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents through the promotion of high quality and inclusive design, improvement of the quality of the public realm and open spaces, protection and enhancement of the architectural and historic heritage of centres and provision of a sense of place and a focus for the community and for civic activity.	PPS6, Sustainable Community Strategy, By Design, Regional Economic Strategy, Essex Design Guide
Schemes for rural diversification should be supported.	PPS7, The Taylor Review
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	PPS9, Ramsar convention
Development should be located in areas which minimise	PPS4, PPG13

the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	
The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas.	PPS7, PPG17, InTend Delivery Plan
Support business innovation and take-up of best practice in renewable energy technology and management.	Johannesburg Declaration on Sustainable Development – from our origins to the future, the Merton Rule, UK Renewable Energy Strategy
Provide for the needs of an expanding tourism sector.	A Better Life
Support the maintenance and appropriate expansion of the ports, maritime and related activities.	Regional Business Plan for the Olympic Games, Regional Economic Strategy, Haven Gateway Programme of Development
Harness the region's economic strengths specifically in science, technology and research.	IRS, Regional Economic Strategy, Regional Health Strategy
Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy, PPS6, PPS4, PPS12, Regional Health Strategy, InTend Delivery Plan
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport (£600 million is the estimate economic impact for the East of England from the Olympic Games).	A Better Life, Regional Business Plan for the Olympic Games, Regional Health Strategy
Promote the development of the Haven Gateway as a New Growth Point.	Haven Gateway Programme of Development
LDFs should contain policies to support home based working.	Taylor Review

## SA Task A2: Collecting baseline data

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

Tendring has set a local target to deliver 7,000 new jobs in the plan period. The economic activity rate in Tendring is lower than the national, regional and county averages at 74.7%, which compares to 79.9% for Essex, 80.4% for the East of England and 78.6% for England. The unemployment rate is higher than average at 6.3% and Tendring has the highest unemployment rate in Essex. The percentage of part time workers is slightly higher than the national average and the percentage of full time workers is significantly below the national and regional average at 32.87% compared to 40.81% and 42.61% respectively. Part time work is often poorly paid and less secure than full time work. Job density, which represents the ratio of total jobs to working age population is 0.57, significantly below the national average of 0.84.

According to the latest Census the breakdown of those in employment is 15% managerial/ professional, 33% supervisory/ junior managerial, 21% skilled manual and 31% semi-skilled/unskilled manual.

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

Tendring is in the 29% of most deprived areas in the country, is the fifth most deprived area in the region and the most deprived area in Essex, with significant pockets of deprivation in Jaywick and around Clacton town centre. In 2000 the Index of Multiple Deprivation placed Tendring as the 134<sup>th</sup> most deprived authority (out of 354) and in 2004 this had worsened to 103<sup>rd</sup> (1 being the most deprived). The wards of Golf Green, Peter Bruff and Rush Green are in the 10% most deprived areas nationally, with Golf Green ranked third. The wards of Pier, Alton Park, Golf Green, Rush Green and St Johns are in the 20% most deprived areas nationally. 2.8% of the working age population claim Jobseekers Allowance, Basildon is the only authority in Essex with a higher percentage of claimants. As a further comparison, the total amount of people claiming Jobseekers Allowance in Tendring is 2,300, with the average for Essex authorities being 1,300. Additionally 17.9% of the working age population claim a social security benefit, which compares to 11% for Essex and 14.7% nationally and is the highest percentage for Essex authorities. The life expectancy of men and women in the most deprived areas is around five years shorter compared with the least deprived areas.

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

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

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

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

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

#### SA Task A3: Identifying sustainability issues and problems

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

	should be done to improve the year round tourist industry.	
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**Community (including health, recreation, community safety and neighbourhood quality, education, community development, accessibility)**

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

<b>Key Messages</b>	<b>Source</b>
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional Health Strategy, InTend Delivery Plan
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.	PPS9, Regional Social Strategy
Consistent with the aims of sustainable development, a balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.	PPS9, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, East of England Regional Social Strategy
Reduce levels of poverty and exclusion and promote well being through community cohesion and social capital.	IRS, East of England Regional Social Strategy
Improve the skills base through increased learning opportunities for all.	IRS, Corporate Strategy, Sustainable Community Strategy, The Leitch Review of Skills
Those who live in the most deprived areas are likely to be multiply disadvantaged and without gainful employment are more likely to be socially excluded from the community at large.	Sustainable Community Strategy, East of England Regional

	Social Strategy
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport.	A Better Life, Regional Business Plan for the Olympic Games

### SA Task A2: Collecting baseline data

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

Within the district there are 2 hospitals and 32 GP surgeries. The percentage of the population who smoke and the percentage of population who binge drink are lower than average. Although the percentage of the population classed as obese is higher than the national, regional and county averages. Teenage pregnancy is an issue in Tendring, with a conception rate of 35.1 per 1000 for those aged 15 – 17 years. However, teenage pregnancies have reduced year on year over the past ten years from a high of 45.7 per 1000 in 1998. The district is characterised by a high incidence of deprivation, poor self-reported health and relatively low levels of life expectancy.

As stated in the Economy and Employment section Tendring is in the 29% of most deprived areas in the country with significant pockets of deprivation in Jaywick and around Clacton town centre. The 2007 English Indices of Deprivation ranked Tendring 91 in the rank of average rank of deprivation out of a total of 354 authorities. There is substantial evidence to suggest a strong relationship between people's health and levels of deprivation.

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

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

Within the district there is 138.73 hectares of open space, which includes recreational open space and equipped play areas. However, there is an acknowledged deficit of 193.76 hectares and none of the existing open space is managed to green flag award standard. Research across Europe by the Sustainable Development Commission found that people living in areas with high levels of greenery tend to be three times more likely to be physically active and 40% less likely to be overweight than those living in areas with low greenery and research by the Universities of Bristol and East Anglia has shown that people who live more than 1.6km from a park

are less likely to be physically active and 27 per cent more likely to be overweight or obese.

84.4% of residents think that their area has got better or stayed the same in the past three years and 88% of new dwellings are within a 30 minute public transport time of local services.

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

SA Task A3: Identifying sustainability issues and problems

Issues from Baseline Data	How the Core Strategy can address the issue	Relevant SA objective
Educational achievement is poor with the percentage of working age population with no formal qualifications almost double the national average.	The CS should provide the framework to ensure that new housing development contributes to the provision of educational and other community facilities where necessary.	3, 5
Fear of crime is high, particularly at night, despite Tendring having a low crime rate.	The CS should promote a safe and accessible night time economy and promote regeneration of deprived areas.	2, 5

**Biodiversity (including flora and fauna)**

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

Key Messages	Source
The quality and extent of natural habitats and geological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support should be protected and enhanced.	PPS9, Future Water, IRS, Corporate Strategy, Johannesburg Declaration, Ramsar Convention, Water Framework Directive, Future Water, Essex Biodiversity Action Plan, Essex Minerals Development Document Core Strategy Issues and Options Paper,

	Essex Minerals Local Plan
Developments should take account of the role and value of biodiversity in supporting economic diversification, contributing to a high quality environment and a better quality of life.	PPS9, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
The biodiversity value of brownfield sites must be considered.	PPS9
Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl and the interdependence of man and his environment.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility.	Essex Biodiversity Action Plan
High quality green infrastructure should be delivered over the next 20 years to complement and support planned housing and development growth.	Haven Gateway Green Infrastructure Strategy Study, Climate change PPS

#### SA Task A2: Collecting baseline data

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

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

The catchment area of the River Colne is approximately 250 km<sup>2</sup> to the tidal limit. Being a long and narrow catchment it has few tributaries, with most contributions being from field drains or minor watercourses. The Colne Estuary is located in the southern end of Colchester's coastal area. It is a comparatively short and branching estuary, with five tidal arms that flow into the main channel of the River Colne. The estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mud-flat communities typical of south-eastern English estuaries. The estuary is of importance for a range of wintering wildfowl and waders, in addition to breeding Little Tern which nest on shell, sand and shingle spits. There is a wide variety of coastal habitats which include mudflat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reedbeds which provide feeding and roosting opportunities for the large numbers of waterbirds that use the site.

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

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

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

The Habitat Directive requires the UK to halt biodiversity loss by 2010; however the Environmental Audit Committee reported in 2008 that this target is unlikely to be met. Wetland and freshwater habitats are in the worst condition of all habitats and are not on track to meet the 95% SSSI favourable or recovering status by 2010.

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

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<sup>1</sup> JNCC, UK Protected Sites.

value, are acknowledged. There are a total of 98 LWS in Tendring, which includes 57 woodland sites, 20 grassland sites, 6 freshwater aquatic, 10 coastal sites and 5 mosaic sites.

The Essex Biodiversity Action Plan (BAP) seeks to conserve and enhance the wildlife and habitats of Essex which give the county its distinctive biodiversity and halt decline and restore biodiversity to a more sustainable condition. The Plan identifies flagship species for each authority. Flagship species for Tendring are corn bunting, sand martin, ringed plover, white admiral butterfly and marsh mallow. Corn bunting are a fairly non-descript open country bird with a song like jangling key and are suffering from serious long term decline. Their habitat is treeless farmland and areas of rough grazing, mainly along the coast and estuary. Sand martin are the smallest of the swallow like birds and are of conservation concern at European level. Their habitat is rivers, gravel pits, banks and sea cliffs. Ringed plover are a widespread and common small plover. Their habitat is freshwater marshes, estuaries, shores and inland reservoirs. The white admiral butterfly is a woodland butterfly found at only a few sites in Essex, the only known colony is Stour Wood, although it is believed that the population is spreading. The marsh mallow is a plant that grows in salt marshes, damp meadows, on the sides of ditches, close to the sea and banks of tidal rivers.<sup>2</sup>

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

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

SA Task A3: Identifying sustainability issues and problems

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

<sup>2</sup> Essex Wildlife Trust, Species Profile.

## Landscape

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

Key Messages	Source
Development should not be located on greenfield land outside of settlements.	PPS7, PPS3
The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.	European Spatial Development Perspective
Landscape character should be protected.	PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan

### SA Task A2: Collecting baseline data

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

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

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

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

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

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

SA Task A3: Identifying sustainability issues and problems

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

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

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

Key Messages	Source
Use resources more efficiently, minimise waste and increase rates of reuse and recycling	Johannesburg Declaration on Sustainable Development – from our origins to the future, IRS, Sustainable Community Strategy, Corporate Strategy, Regional Economic Strategy, Sustainable Development Framework for the East of England, Essex and Southend Waste Local Plan
Sustainable water use based on a long-term protection of available water resources should be promoted.	Water Framework Directive, Future Water, Water Cycle Study
Identify land at risk (and the degree of risk) of flooding from river, sea and other sources.	PPS25, PPS25 practice guide, Pitt Review
Safeguard land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences.	PPS25, Future Water, Pitt Review, Water Cycle Study
Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SuDS).	PPS25, PPS25 practice guide Future Water, Pitt

	Review, Water Cycle Study
Development should only be permitted where there is capacity in existing sewage treatment works and water can be supplied to the development within the confines of existing consents.	Water Framework Directive, Water Cycle Study
Consideration of the fundamental ecological functions of wetlands as regulators of water regimes.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
The effects of floods and droughts must be mitigated.	Water Framework Directive, Future Water, Sustainable Development Framework for the East of England, Pitt Review
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	PPS25, PPS25 practice guide, Pitt Review
The pollution of groundwater must be reduced.	Water Framework Directive
Adopt a precautionary approach.	PPS23
Make the polluter pay.	PPS23
Noise-sensitive developments should be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) and development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	PPG24, Sustainable Development Framework for the East of England

#### SA Task A2: Collecting baseline data

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

Water resource management has a tremendous impact on the environment. It is of particular importance for Tendring and indeed the whole county of Essex, which is

one of the driest counties in England. Annual rainfall in Essex is only 65% of the average in England and Wales. Changes in policy at national and international level have led to improvements in water quality in recent years. However, analysis shows that after improvements in the 1990s, water quality shows little change since 2000, and climate change and diffuse pollution threaten the current position. At the same time population growth and lifestyle have furthered the competition for scarce water resources.

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

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

As a coastal district parts of Tendring are at risk of flooding. A Strategic Flood Risk Assessment has been prepared, which identifies which parts of the district are most at risk of flooding under various scenarios, which include taking into account the effects of climate change. Surface water flooding is also recorded. Nationally 10% of dwellings are built on floodplains, however in 2008/9 no planning applications were approved in the district contrary to the advice of the Environment Agency on flood risk grounds.

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

68.81% of residents believe that the level of pollution in the district has got better or stayed the same in the past three years. Air quality in the district is generally good, and no air quality management areas have been identified, although certain areas suffer from poor air quality. 65.6% of journeys to work are made by private car, which is slightly higher than the national and regional averages and there are very few cycling routes in the district. According to Sustrans 25% of car journeys are less than a mile and two thirds of journeys are less than five miles. This high level of journeys to work by private car has implications in terms of air quality.

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

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

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

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

### SA Task A3: Identifying sustainability issues and problems

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

	importance of recycling.	
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## Cultural Heritage

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

Key Messages	Source
The need for growth should be reconciled with the need to protect the historic environment.	PPG15, PPG16, IRS, Corporate Strategy, Sustainable Community Strategy, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, Tendring District Historic Environment Characterisation Project
Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.	PPS1, PPS3, PPS6, PPS7, By Design, A Better Life
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy
Wetlands constitute a resource of great cultural value.	Ramsar convention

### SA Task A2: Collecting baseline data

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

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

A range of historical features enjoy statutory protection, these include historic landscapes, townscapes and parks as well as individual buildings. Statutory protection for listed buildings and conservation areas is covered by the Listed

Buildings and Conservation Areas Act (1990). There are approximately 1,100 listed buildings in Tendring, 26 of these are identified as being at risk. Harwich, Manningtree and St Osyth contain a high number of listed buildings, reflecting their designation as historic towns. There are 20 Conservation Areas in the district; these are identified for their unique character and appearance. Conservation Areas are spread throughout the district with the largest one being the Frinton and Walton Conservation Area. Statutory protection of archaeological sites is set out in the Ancient Monuments and Archaeological Areas Act (1979) and within the district there are 27 Scheduled Ancient Monuments. There are 3 Grade II Registered Parks and Gardens in Tendring; Thorpe Hall, Clacton Seafront Gardens and St Osyth Priory.

A heritage-led Supplementary Planning Document for Mistley Waterfront and Village, which is designated in the Local Plan as an urban regeneration area, has been prepared by consultants who specialise in conservation.

**SA Task A3: Identifying sustainability issues and problems**

<b>Issues from Baseline Data</b>	<b>How the Core Strategy can address the issue</b>	<b>Relevant SA objective</b>
The number of historic buildings at risk has only slightly improved from recent years.	The CS should ensure the protection of historic buildings and their settings.	8

**Infrastructure and Energy**

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

<b>Messages</b>	<b>Source</b>
Renewable energy must be encouraged.	PPS22, Johannesburg Declaration, the Merton Rule, Climate change PPS, Stern Report, UK Renewable Energy Strategy
15% of UK energy to come from renewable energy sources by 2020.	PPS22, the Merton Rule, Climate change PPS, UK Renewable Energy Strategy
Separate economic growth from increases in resource use, especially in terms of energy and water.	IRS
Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.	PPG13
Promote the integration of transport and communication concepts, which support the polycentric development of the EU territory, so that there is gradual progress towards parity of access to infrastructure and knowledge.	European Spatial Development Perspective

**SA Task A2: Collecting baseline data**

Tendring is generally served with good transport links, although there is a perception that as a peninsular it is remote with relatively poor road and rail links. The district is served by 14 railway stations together with full freight railhead facilities at Harwich International Port. The main towns of the district are served by frequent bus services

and the Village Link service has improved the north-south bus services. The A120 and A133 are the only trunk roads in the district.

The per capita carbon emissions in Tendring are less than the national and regional averages at 6 tonnes per annum, which compares with 9 and 8.7 respectively. Overall carbon emissions for the district are approximately 833,000. Studies have shown that the East of England has the highest carbon emissions for transport than any other region. The annual average domestic consumption of gas and electricity is also lower than the national average in Tendring.

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

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

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

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

### SA Task A3: Identifying sustainability issues and problems

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

<sup>3</sup> DONG Energy, Gunfleet Sands.

## Climate Change

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

Messages	Source
Development plans should contribute to global sustainability by reducing carbon emissions and addressing other causes & impacts of climate change.	PPS1, PPS12, Sustainable Community Strategy, Sustainable Development Framework for the East of England, Essex Climate Change Strategy, Johannesburg Declaration, IRS, Code for Sustainable Homes, Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, Climate change PPS, Stern Report
Adaptation will be crucial in reducing vulnerability to climate change and is the only way to cope with impacts that are inevitable.	Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, Climate change PPS, Stern Report
There is a need to look holistically at systems (ecological and human) affected by climate change.	Adapting to climate change; a framework for action, Climate change PPS, Stern Report
Renewable energy must be encouraged.	PPS22, Johannesburg Declaration, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, the Merton Rule, Climate change PPS, Stern Report
15% of UK energy to come from renewable energy sources by 2020.	PPS22, the Merton Rule, Climate change PPS
Development must avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change.	PPS25, PPS25 practice guide, Pitt Review
Actively manage the pattern of urban growth to make the fullest use of public transport and seek improvements to the existing network, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges.	PPG13, Climate change PPS
Open space and green infrastructure help wildlife to adapt to the effects of climate change.	Haven Gateway Green Infrastructure Strategy, PPG17, Regional Health Strategy, Climate change PPS
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	PPS25, PPS25 practice guide, Pitt Review

## SA Task A2: Collecting baseline data

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

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

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

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

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

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

The Stern Review on the Economics of Climate Change assessed a wide range of evidence on the impacts of climate change and on the economic costs; using a number of different techniques to assess costs and risks. The review concluded that the benefits of strong and early action far outweigh the economic costs of not acting. Using the results from formal economic models, the Review estimates that if we don't

act, the overall costs and risks of climate change will be equivalent to losing at least 5% of global GDP each year, now and forever. If a wider range of risks and impacts is taken into account, the estimates of damage could rise to 20% of GDP or more. In contrast, the costs of taking action to reduce greenhouse gas emissions and the effects of climate change can be limited to around 1% of global GDP each year.

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

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

SA Task A3: Identifying sustainability issues and problems

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

**The SA Framework**

The SA framework consists of sustainability objectives and assessment criteria which, where practicable, may be expressed in the form of targets, the achievement of which is measurable using indicators. Sustainability objectives and assessment criteria provide a way of checking whether the DPD objectives and options are the

best possible ones in terms of sustainability and are used to assess the social, environment and economic effects of a plan.

In compiling the SA framework the sustainability issues relevant to Tendring and the objectives of the Integrated Sustainability Framework were fully considered to ensure a robust SA framework that both reflects the vision for the sustainable development of the region and Tendring's local characteristics and distinctiveness. Whilst the RSS has been revoked the Integrated Sustainability Framework, which is a statement of the priorities and challenges for the sustainable development of the East of England, remains relevant. In any case the SA Framework is principally a reflection of local sustainability objectives and has been through public consultation.

Objective	Assessment criteria	Indicator & Source	Target
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	Net additional dwellings per annum	315
	Will the delivery of affordable homes increase?	New affordable housing as a percentage of all new housing development	30%
	Will it deliver a mix of housing types?	Size, type & tenure of new housing	To reflect need in SHMAA
		Number of gypsy & traveller pitches delivered	-
Does it make efficient use of land?	Proportion of new homes & commercial floor space delivered on previously developed land	25%	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	Proportion of new homes & commercial floorspace delivered in and on the periphery of urban settlements	95% homes 75% commercial
	Will it promote regeneration?	Funding secured for regeneration, TDC annual Outturn Report	£1.5 million
		Percentage of new homes & commercial floorspace in Clacton, Harwich & Walton	80%
	Will the levels of inward investment increase?	Net change in the number of FTE jobs in the district	+7,000 over plan period
	Will it contribute to the tourism industry?	Money the tourism sector brings to the economy, Volume and Value Report	N/A
		% of jobs related to tourism, Nomis Official Labour Market Statistics	N/A
	Will it enhance the vitality and viability of town centres?	Development of sites allocation for employment of town centre uses	N/A
		Development on sites allocation for town centre uses within centres	N/A
	Will it sustain or enhance the rural economy?	Mix of uses within the district's town, village & neighbourhood centres	N/A
		Amount of commercial	N/A

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

		Strategy	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	% of population with a limiting long term illness, Census data	N/A
		% of working age population claiming a key social security benefit, NOMIS data	N/A
		Rank of average rank of deprivation, The English Indices of Deprivation	N/A
	Will it promote social cohesion?	% of residents who think that their area has got better or stayed the same in the past 3 yrs, Best Value General Survey	N/A
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Carbon dioxide emissions, tonnes, Local and regional CO2 emissions estimates, DEFRA	Reduction of 10% by 2010
	Will sustainable design and construction techniques be employed?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100% by 2010
	Will it minimise the risk of flooding to people and properties?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	0
	Does it provide areas of accessible green space to allow the dispersal of species?	Performance against green infrastructure standards	N/A
	Will it lead to an increased proportion of energy needs being met from renewable sources?	Number of major developments that achieve 10% on site renewable energy	100%
	8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	Change in areas and populations of biodiversity importance
Will environmentally protected sites be protected or enhanced?		Change in areas and populations of biodiversity importance	No change
Will it protect greenfield land?		% of new and converted dwellings on previously developed land	25%
Will landscape quality be maintained?		% of land in Landscape Character Assessment with high sensitivity, Landscape Character Assessment and updates	No loss of land with high landscape sensitivity
Will listed buildings and conservation areas be protected or enhanced?		Number of listed buildings at risk, Historic Buildings at Risk Register	N/A
		Loss of listed buildings or SAMs	0
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	Percentage of household waste recycled, TDC annual Outturn Report	26

	Will water quality be maintained or improved?	Percentage length of estuary quality classed as Good, Environment Agency	N/A
	Will it maximise the energy efficiency of development?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100% by 2010

**Relationship between SA objectives and SEA topics**

**SEA Directive says:**

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

SEA topic/ SA objective	Biodiversity	population	Human health	fauna	flora	soil	water	air	Climatic factors	Material assets	Cultural heritage	landscape
SA obj. 1												
SA obj. 2												
SA obj. 3												
SA obj. 4												
SA obj. 5												
SA obj. 6												
SA obj. 7												
SA obj. 8												
SA obj. 9												

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

**Compatibility between objectives**

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
SA Obj 1		√	√	√	-	√	-	-	-

SA Obj 2	√		√	√	√	√	-	-	-
SA Obj 3	√	√		√	√	√	√	√	√
SA Obj 4	√	√	√		√	√	-	-	-
SA Obj 5	-	√	√	√		√	√	√	√
SA Obj 6	√	√	√	√	√		√	√	√
SA Obj 7	-	-	√	-	√	√		√	√
SA Obj 8	-	-	√	-	√	√	√		√
SA Obj 9	-	-	√	-	√	√	√	√	

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

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

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

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

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

SA objective 4 (minimise transport growth whilst capturing the economic benefits of international gateways) is slightly incompatible with objectives 7 (reduce contributions to climate change), 8 (protect and enhance natural and historic assets) and 9 (ensure the prudent use of natural resources) as the second part of objective 4, to capture the benefits of international gateways, may have an adverse impact on greenhouse gas emissions, designated sites and natural resources. However, these potential adverse effects can be minimised through an effective and holistic Core Strategy.

**SA Task B1: Testing the DPD objectives against the SA framework**

The Core Strategy contains objectives related to each theme. The majority of these are compatible with the SA objectives, but some, raising the same issues as above, are slightly incompatible and incompatible.

**Managing Growth**

*Overall aim: achieve sustainable patterns of growth and secure the infrastructure needed for growth.*

MG1 - Direct new development towards locations that are either already well served by existing infrastructure, services and facilities or can accommodate their provision or improvement, as necessary, as part of a comprehensive delivery package.

MG2 - Promote a shift in travel behaviour away from reliance on private car use by maximising the opportunities for walking, cycling and the use of public transport.

MG3 - Manage urban growth to minimise environmental impacts, maximise the re-use of previously developed land, prevent uncontrolled sprawl into the open countryside or along the coast and maintain and secure important countryside gaps between different settlements.

MG4 - Link housing and job growth to tackle unemployment and minimise the need to commute outside the district.

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
MG1	√	√	√	√	√	√	√	√	√
MG2	√	√	√	√	√	√	√	√	√
MG3	√	√	√	√	√	√	√	√	√
MG4	√	√	√	√	√	√	√	√	√

**Our Place**

*Overall aim: protect and enhance the district's built, natural and historic environmental assets, contribute towards the global fight against climate change and ensure high quality design.*

PL1 - Minimise the risk to human life and property from flooding and coastal erosion taking into account the likely impacts of climate change.

PL2 - Protect and enhance the district's biodiversity, attractive countryside, its coastal assets and the character of its historic and architecturally important assets.

PL3 - Expand the district's network of green infrastructure as a means of creating new wildlife habitats, achieving sustainable drainage and delivering green corridors and open spaces that improve the health and quality of the environment for residents and visitors.

PL4 - Conserve natural resources through the promotion of energy and water-efficient design in new development, renewable energy and the effective management and re-cycling of waste.

PL5 - Promote high quality, energy efficient design that respects local character and contributes positively to achieving a 'sense of place'.

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
PL1	√	√	√	√	√	√	√	√	√
PL2	-	-	√	√	√	√	√	√	√
PL3	√	√	√	√	√	√	√	√	√
PL4	√	√	√	√	√	√	√	√	√
PL5	√	√	√	√	√	√	√	√	√

As with the comparison between SA objectives, objectives to provide new housing and employment land are slightly incompatible with objectives to protect the environment. However, adverse effects can be avoided by directing housing and employment to sites which will not adversely affect the natural and historic environment.

### **Our Prosperity**

*Overall aim: create the conditions for economic growth and new job opportunities in the district.*

PR1 - Improve the strategic transport and communications network.

PR2 - Support and promote growth and diversification in tourism, making best use of the district's natural and man made features.

PR3 - Attract inward investment by identifying sustainable and commercially attractive development opportunities, creating regeneration opportunities in its deprived areas and improving skills.

PR4 - Improve the image, vitality and viability of the district's town, village and neighbourhood centres through public realm improvements, creating jobs and achieving sustainable housing growth.

PR5 - Deliver growth in public sector services to support the growing population.

PR6 - Support growth, diversification and stability in the rural economy.

PR7 - Resist the loss of existing job opportunities.

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
PR1	√	√	√	√	√	√	X	X	X
PR2	√	√	√	√	√	√	√	-	√
PR3	√	√	√	√	√	√	-	-	-
PR4	√	√	√	√	√	√	√	√	√
PR5	√	√	√	√	√	√	√	√	√
PR6	√	√	√	√	√	√	√	√	√
PR7	√	√	√	√	√	√	√	√	√

Objective PR1 is incompatible with the SA objectives relating to climate change, the environment and natural resources as it could lead to the development of new roads (or new sections of roads). The provision of new roads is the responsibility of the Highways Authority and Highways Agency.

Objective PR2 is slightly incompatible with SA objective 8 as the promotion of the district's natural assets for tourist purposes could result in adverse impacts to notified sites if they are used more intensively. Any major tourist proposals will need to consider the likely impacts on the environment.

Objective PR3 relates to inward investment and new businesses and is slightly incompatible with SA objectives 7, 8 and 9. Adverse effects can be avoided through careful site selection and by requirements such as sustainable construction and biodiversity enhancement.

## **Our People**

*Overall aim: improve quality of life for all residents.*

PE1 - Delivering new housing, jobs, services and facilities in the district's most deprived areas.

PE2 - Bring balance to the district's ageing population by improving the opportunities for younger people to live and work in the area whilst still providing for the needs of its older residents.

PE3 - Improve the health of the district's residents by improving access to recreational activities and healthcare services.

PE4 - Create a more balanced housing stock by delivering a mix of new homes and other accommodation to meet local demands and needs.

PE5 - Ensure, through design, that new development promotes social inclusion and minimises the opportunities for crime and antisocial behaviour.

PE6 - Resist the loss of existing community, leisure and sports facilities and deliver new facilities to support a growing population of all ages and abilities.

	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9
PE1	√	√	√	√	√	√	-	-	-
PE2	√	√	√	√	√	√	√	√	√
PE3	√	√	√	√	√	√	√	√	√
PE4	√	√	√	√	√	√	√	√	√
PE5	√	√	√	√	√	√	√	√	√
PE6	√	√	√	√	√	√	√	√	√

Objective PE1, which relates to new housing development, is slightly incompatible with SA objectives 7, 8 and 9. Adverse effects can be avoided through careful site selection and by requirements such as sustainable construction and biodiversity enhancement.

### Technical difficulties

#### SEA Directive says:

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

As can be seen from the table of baseline data collected (appendix A) a comprehensive set of indicators has been included, which ensures that the baseline of Tendring is fully understood for the SA of the Core Strategy. These indicators provide a valuable tool to see what is currently good about the district and the areas where improvement is needed. However, notwithstanding the above it is considered that there are certain areas where data is lacking.

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

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

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

It is not only deprivation where there has been a problem identifying past trends. It has been difficult to get historic data for numerous indicators, which therefore makes it difficult to assess how an indicator has improved or deteriorated. However, this

problem will, over time, be overcome as the baseline data is updated for future SAs and the SA process is monitored.

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

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

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

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

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

## SECTION 4. LIKELY EVOLUTION WITHOUT THE CORE STRATEGY

### **SEA Directive says:**

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

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

- **Climate change and flood risk:** Tendring is a coastal district and this location makes it particularly vulnerable to the ever-increasing effects of climate change, sea level rise and flood risk. Furthermore without a plan in place areas will not be made available for species to move to in order to adapt to the effects of climate change.
- **Carbon footprint reduction and sustainable construction:** Current trends indicate that the carbon footprint of the district will increase without such measures as the promotion of waste reduction, reuse and recycling; reduction in the need to travel; and increased use of sustainable construction methods. Although recycling and sustainable construction measures will be implemented in part through legislation their improvement should be encouraged through the Core Strategy. The Core Strategy will also play a fundamental role in reducing the need to travel by private car.
- **Biodiversity:** The continuation of existing trends without modification would lead to a loss of biodiversity as a result of new development as species are displaced and habitat enhancement is not introduced.
- **Development of sustainable communities supported by community infrastructure, accessible services and transport infrastructure:** Studies have demonstrated the high cost of providing comprehensive infrastructure, with for example the Haven Gateway Infrastructure Study estimating that £2.5 billion is needed to fund infrastructure in the area to 2021. This would only be forthcoming in full if supported by planning policies ensuring adequate contributions from development.
- **Housing affordability:** A key sustainability issue that Tendring is facing is a lack of affordable housing. The need for affordable housing is high and whilst the delivery of affordable housing is improving it still has a long way to go to meet need. Without a policy in place in the Core Strategy requiring a percentage of new homes to be affordable the provision of affordable housing will fail to increase.
- **Development of a sustainable spatial economic hierarchy:** Without the Core Strategy outlining clear roles for the various centres within the district the role of the town centres would be undermined by increasing levels of out of-centre employment and retail developments, which would also fail to reduce the need to travel. Additionally, related to this people without a car would find it difficult to access out of town centres, which would result in issues of inequality.
- **Economic decline and corresponding unemployment problems:** Tendring has the highest percentage of the economically active population unemployed in the whole of Essex and has several wards that are in the top ten most deprived wards nationally. Without the Core Strategy promoting equality and containing proposals to regenerate

deprived areas these areas will continue to decline, the skills of the population will fail to increase and unemployment levels will rise.

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

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

## SECTION 5. DEVELOPING THE DPD OPTIONS

### SA Task B2: Developing the DPD options

#### SEA Directive says:

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

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

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

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

#### Initial Appraisal of Spatial Strategy

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

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

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

## ***Four options for the spatial strategy***

### Options

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

Option 2, Incremental Growth, distributes housing growth between each of the urban areas broadly on a pro rata basis related to the relative need for affordable housing, but also taking account of the market demand and recent trends. Employment growth would be linked to housing development, although the maximum job growth will take place in Harwich. Small scale housing and employment would be provided on the periphery of key rural service centres to meet local needs.

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

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

### Comparative Effects

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

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

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

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

✓ - option that best meets the objective

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

Opt 3		✓	✓						
Opt 4	✓		✓			✓			

***Five options for development along the A120 corridor***

Options

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

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

Comparative Effects

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

Hare Green and Horsley Cross are isolated locations, remote from centres of population. The need to travel would increase and travel by the private car would be the only option for the vast majority of workers. The main air quality issues in the district relate to emissions of NO<sub>x</sub> and particles (PM<sub>10</sub>) from vehicles on the A120, which will increase if an employment allocation is located along the A120. Development in either of these locations would increase noise, dust and light pollution. Large scale greenfield development will impact on soil quality and the land around Hare Green is of the best and most versatile agricultural land. Whilst all of these options will affect landscape quality the most negative affect is likely under these options. Development would be out of character with the rural landscape and obtrusive and detrimental to the appearance of the area. Horsley Cross is a prominent and elevated position sloping down towards Holland Brook and development here would significantly affect landscape character. There is an area of flood risk around Holland Brook and so flooding could possibly be another issue for Horsley Cross.

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

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

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

✓ - option that best meets the objective

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

***Two options for the number of dwellings to be planned for***

Options

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

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

Comparative Effects

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

Option 2 will deliver the homes needed to support the growing population. Whilst this option is likely to deliver fewer homes than option 1, housing targets are minimum figures. Recent trends have shown that the annual housing target for the district is

being exceeded, providing evidence that the housing figure is not prescriptive; there is flexibility in the system to provide for the delivery of more homes where appropriate. Sticking to the housing figure which was included in the RSS will ensure that infrastructure is delivered to serve the new population.

The appraisal recommended that option 2 is taken forward.

✓ - option that best meets the objective

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

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

#### ***Four job growth scenarios***

##### Options

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

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

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

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

## Comparative Effects

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

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

Option 3 promotes a number of employment opportunities, which will ensure that the population is provided with good access to a variety of employment opportunities; even rural areas will benefit. Under this option inward investment will significantly increase. Option 3 will regenerate the seaside towns and promote tourism, which will also improve the vitality and viability of town centres. Promoting tourism is an important element of this option as it involves utilising the districts strengths. This option will result in the greatest diversity of employment opportunities and will improve the skills base of the population. However, under this option 21 hectares of land would need to be allocated, which would result in the loss of greenfield land. Additionally, the promotion of the districts natural assets, e.g. Hamford Water, forms part of this option. The promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of these important sites.

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

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

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

The SPAs/ SAC should not be promoted in the absence of a study to investigate whether these sites can cope with additional visitor pressure. Currently 52.84% of

the Colne Estuary SSSI, 71.44% of Hamford Water SSSI and 99.73% of the Stour Estuary SSSI are in unfavourable condition and declining.

✓ - option that best meets the objective

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

Since these options were appraised and consulted upon the RSS has been revoked. This means that Tendring no longer has to comply with regional job target. This has no impact in relation to this issue as whilst option 1 is the RSS Baseline scenario the Council has used evidence in the Employment Land Study to identify three further options for job growth and it is options 3 and 4 that have been taken forward for further consideration as set out in the next section.

### Further appraisal of options

#### **Jobs**

#### Options

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

Option 2 is the previous option 4, the hybrid approach.

#### Comparative effects

Both options are very similar and both will result in a very positive impact on the district's economy. A number of employment opportunities will be promoted throughout the district, which will ensure that the population have good access to jobs appropriate to skills level and accessibility. The seaside towns will be regenerated and tourism will be promoted, which will also improve the vitality and viability of town centres. Promoting tourism is an important element of this option as it involves utilising the districts strengths. Whilst it is stated that option 1 will provide 12,800 jobs and option 2 will create 7,000 jobs (a difference of 5,800) the East of England Development Agency has forecast that between 2001 and 2026 there is the potential for Tendring to provide 13,000 new jobs, of which 5,900 have been created in the period 2001 to 2008. Therefore, whilst option 1 states that it will create more new jobs than option 2 this amount of jobs may not actually be created, particularly in the early parts of the plan period in light of the current economic climate. Option 1 will result in the allocation of a greater amount of land, if 12,800 jobs are delivered, and part of this will be greenfield owing to limited supply of brownfield land and competition for other land uses, particularly residential. Whilst both options refer to the promotion of the districts natural assets option 1 specifically refers to the promotion of Hamford Water, which will result in increased visitor pressure, to the detriment of the ecological structure and function of these protected sites. Option 2 will also likely improve the skills base of the population and support the growth of the renewable energy industry.

✓ - option that best meets the objective

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

## **Homes**

### Options

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

Option 2 is the previous option 2, Incremental Growth. Housing will be delivered as follows: 3,500 in Clacton, 1,000 in Harwich, 1,000 in Frinton/Walton, 500 in Manningtree/ Lawford, and 500 in Brightlingsea.

Option 3 follows the same approach as option 2 in terms of distributing housing throughout the district in accordance with relative need for affordable housing, market demand and recent trends. However, the distribution is different from option 2 as it is informed by the Infrastructure Study and is as follows: 4,100 in Clacton, 900 in Harwich, 800 in Frinton/Walton, 150 in Manningtree/Lawford, 150 in Brightlingsea, and 200 in the rural service centres.

### Comparative effects

Option 1 will locate approximately 55% of new homes in Clacton and 45% in Harwich; however this does not reflect recent trends. Whilst Clacton currently has 48% of the districts housing and so this level of growth would be appropriate, Harwich only has 16% of the districts population. By directing all growth to Clacton and Harwich this option ignores the housing needs of other areas of the district. However, Clacton and Harwich are the districts largest settlements and high density development can be delivered. Option 1 will result in the most negative impact as it allocates 3,000 homes in Harwich. This is a very vulnerable area bounded by the Stour Estuary to the north and Hamford Water to the east. Significant growth in this area would be likely to directly affect these internationally designated sites. In addition to affecting internationally designated sites option 1 is likely to affect Ray Creek, Brightlingsea Creek, and Holland Brook SSSI.

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

Option 3 will result in the least impacts on environmentally designated sites as it distributes more homes to Clacton, which has limited ecological sensitivity, and directs a lower amount of homes to the other towns than option 2. This option is

informed by the Infrastructure Study and ensures that the amount of homes directed to each town does not place an unacceptable strain on infrastructure and services.

✓ - option that best meets the objective

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

### **Broad areas of search**

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

### ***Clacton***

#### Options

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

Option 1 is westward expansion towards Jaywick and St Osyth.

Option 2 is northward expansion around the Cann Hall estate.

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

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

Option 5 is a combination of options 1 to 4.

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

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

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

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

Option 4 is northward expansion towards Little Clacton.

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

#### Comparative Effects

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

There is potentially existing capacity within primary and secondary schools in the broad area of search for option 2 to accommodate development, although a new primary school may be required. This is the only area that does not fall within the Local Plan green gap and so development in this location is likely to have the least

landscape impact and will help to maintain the character of neighboring settlements by maintaining settlement separation. Indeed the Landscape Character Assessment recognises that there may be capacity for development on this edge of Clacton. There could be wastewater problems in this area owing to the limited capacity of Jaywick STW. Whilst there are high levels of deprivation throughout Clacton this area together with option 1, is the most deprived of the areas and development in this location could help to address levels of deprivation through the provision of new services/facilities that could support the existing community.

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

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

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

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

✓ - option that best meets the objective

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

## **Harwich**

### Options

Option 1 is northward expansion towards the A120.

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

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

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

### Comparative Effects

A significant proportion of the districts growth will be directed to Harwich; it is the second largest town in the district and the Bathside Bay container terminal is likely to come forward within the plan period, which will create many new direct and indirect jobs. The town is sensitive in environmental terms, with the Stour and Orwell Estuaries SPA/ Ramsar site to the north of the town and Hamford Water SPA/ Ramsar site to the east of the town. As with Clacton the most sustainable option will be to spread development around rather than creating one large urban extension. Several smaller urban extensions will ensure that new development will remain some distance from the SPA/ Ramsar sites and that medium/high flood risk areas can be avoided. Whilst parts of the coastal protection belt and green gaps will be need to be allocated to accommodate growth, splitting the growth between three areas will minimise the loss of these areas.

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

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

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

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

✓ - option that best meets the objective

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

### ***Frinton, Walton and Kirby Cross***

#### Options

Option 1 is eastward expansion of Frinton towards Great Holland.

Option 2 is expansion in the vicinity of Kirby Cross.

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

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

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

#### Comparative Effects

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

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

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

Of all the four options option 4 is most likely to have adverse environmental effects as it is in close proximity to Hamford Water SPA/ Ramsar site and The Naze SSSI; however it will bring positive economic impacts through the promotion of tourism.

Tourism is a very important part of Tendring's economy and should be encouraged, particularly in Walton which is one of the districts key tourist areas. Development in this area will need to be sensitive in order to ensure that it does not affect the environmentally designated sites and must pass the flood risk sequential and exception tests. Walton Primary School is best placed to accommodate additional pupils.

✓ - option that best meets the objective

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

### ***Brightlingsea***

#### Options

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

#### Comparative Effects

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

✓ - option that best meets the objective

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

### ***Lawford, Manningtree and Mistley***

#### Options

Option 1 is expansion around Dale Hall, Lawford.

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

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

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

#### Comparative Effects

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

✓ - option that best meets the objective

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

### ***Colchester Fringes***

#### Options

Option 1 is expansion into Ardleigh near Plains Farm.

Option 2 is expansion in the vicinity of Crockleford Heath.

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

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

## Comparative Effects

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

✓ - option that best meets the objective

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

## **Core Policies**

### ***Containing urban growth***

#### Options

Option 1 is to apply a general presumption to development within settlement development boundaries and a general presumption against development outside of settlement development boundaries.

Option 2 is to not identify settlement development boundaries.

#### Comparative Effects

Whilst both options will help to deliver the number of dwellings needed option 1 will have a more positive impact as under this option there will be more certainty about where development will take place. A general presumption against development in the countryside will help to avoid greenfield development and higher densities will generally be more acceptable on sites within urban areas rather than sites in the countryside; ensuring the most efficient use of land. Directing development to existing settlements will reduce the need to travel. This option does allow exceptional development in the countryside, in particular those uses that require a countryside location and so the rural economy will not be ignored under this option. Option 2 will enhance the rural economy. However, rural exception sites are unlikely to come forward for development as there will be no clear definition of the countryside and so sites solely for affordable housing would be unlikely to come forward. A recent report from CPRE, Brownfield Market Signals, concluded that the availability of greenfield land decreased the viability of brownfield land and so this option would adversely impact on regeneration projects. Allowing development outside of settlements will result in increased travel and outside of the district's

settlements public transport is poor and so most journeys would be by car. This option would therefore lead to an increase in greenhouse gas emissions from increased travel. This option is also likely to adversely affect landscape character.

✓ - option that best meets the objective

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

## ***Development in the Countryside***

### Options

Option 1 allows the following types of development in the countryside: development allocated in the Site Allocations DPD; development that supports the needs of agriculture, forestry and fishery; equestrian related development; extensions to dwellings, business premises and caravan parks; renewable energy installations; replacement of existing dwellings and commercial premises; agricultural workers dwellings and rural exception sites; enabling development; the re-use of rural buildings for business or tourism purposes and farm shops.

Option 2 is to be more permissive.

Option 3 is to include a strict presumption against development in the countryside.

### Comparative effects

Option 1 will contribute to the district's housing need, including need for affordable housing. Those employment uses that genuinely need a rural location will be supported and the regeneration of rural buildings will be supported. The tourist economy will be supported by allowing extensions to existing caravan parks. Development in the countryside increases the need to travel for those who live in the main centres of population, but reduces it for those living in the countryside, as this option only supports limited development in the countryside the impact on the need to travel is neutral. Development in the countryside is likely to result in increased pollution in terms of increased travel causing air pollution, lack of capacity in the water infrastructure network, soil pollution through greenfield development and light pollution. Equestrian uses in particular are one that often results in light pollution. Development on greenfield land inevitably affects biodiversity and landscape character, however the impact of options 1 and 2 are uncertain as more detailed policies should provide avoidance and mitigation measures. Option 1 will positively impact on listed buildings in certain circumstances by allowing enabling development in the countryside which is necessary to secure the future of a listed building. Option 2 will significantly contribute to the rural economy and district housing need and may result in market housing in the countryside. Increased development in the countryside will increase the need to travel for those living outside of the immediate area and sustainable transport is often not a realistic option in the countryside. As with option 1 increased levels of pollution will occur through development in the countryside. Option 3 will fail to contribute to the districts housing need and economy by introducing a presumption against any form of development in the countryside. The impact on renewable energy under this option is uncertain as although there may be a general presumption against development in the countryside, a wind farm for example cannot be located in a built up area and so may be considered

acceptable. A presumption against development in the countryside will protect biodiversity and landscape character.

✓ - option that best meets the objective

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

### ***Securing facilities and infrastructure***

#### Options

Option 1 is to include a policy requiring development to address infrastructure needs. Reference will be made to increased school capacity, increased water and sewerage capacity, improvements to the transport network and any other requirements resulting from development.

Option 2 is the no plan option.

#### Comparative effects

Option 1 makes clear that infrastructure must be in place prior to the granting of planning permission. Importantly option 1 will make clear that it is the developer's responsibility to address facilities/ infrastructure required as part of the development. Under the no plan option the impact is uncertain as contributions towards certain facilities, e.g. education may still be given as this is already established, however contributions towards improvements to sewage treatment works, for example, may not be secured. Ensuring that water can be provided and wastewater dealt with within the confines of existing consents (or sustainable increases in consent) will help to protect international sites, the key features of which are susceptible to changes in water quality and water levels. This is an important issue and in line with the precautionary principle embodied in the Habitat Regulations it is essential that the provision of water/wastewater infrastructure is referred to in a Core Strategy policy. In the future, perhaps as part of the Community Infrastructure Levy or other equivalent tariff-based contributions mechanism, contributions could be made towards renewable energy projects.

✓ - option that best meets the objective

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

### ***Transport and Accessibility***

#### Options

Option 1 is to include a policy requiring development proposals to maximise the opportunities to travel in accordance with the sustainable travel hierarchy, which is included in the Local Plan.

Option 2 is the no plan option.

### Comparative effects

Option 1 will reduce the need to travel and promote sustainable modes of transport, which will reduce congestion and greenhouse gas emissions and promote healthy lifestyles, by applying a transport hierarchy, which gives the highest priority to walking, cycling and public transport users. Whilst there will be a positive impact under option 2 as other policies within this DPD will promote sustainable modes of transport as option 1 sets a transport hierarchy there will be greater certainty and a more positive impact under this option. Under option 1 the needs of people with mobility impairments will be given the highest priority, which will contribute to health equality.

✓ - option that best meets the objective

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

### ***Achieving a sense of place***

#### Options

Option 1 is to include a policy requiring development to be well designed and achieve a sense of place; developers to produce master plans/development briefs for key projects and to have regard to the Essex Design Guide and Village Design Statements.

Option 2 is the no plan option.

### Comparative effects

Option 1 is the inclusion of a policy explaining that the Council will work with landowners, the development industry and partners including Essex County Council and Parish Councils, to ensure good design. Whilst this is likely to occur under the no plan option also (policy DP1 includes detailed criteria that will ensure the achievement of good design, which will contribute to the sense of place) option 1 will make it clear that the Council expects design briefs/master plans as part of major development and gives weight to the Essex Design Guide and Manual for Streets document.

✓ - option that best meets the objective

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

### ***Tackling Climate Change***

#### Options

Option 1 is to include a policy explaining that the Council will promote sustainable construction, renewable energy and recycling in the district. The code for sustainable

homes targets will be supported and at least 10% of the energy from new development will be required to come from renewable or low carbon sources.

Option 2 is to include a policy as above but to require all new dwellings to be built to the code level higher than that set out in Building Regulations, require all new commercial development to meet a BREEAM rating of very good and require 15% of energy from new development to come from renewable sources.

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

### Comparative effects

Option 1 supports the code for sustainable homes, set in part through the Building Regulations, encourages non-residential development to achieve a BREEAM rating of very good and requires 10% of energy from new development to come from renewable energy sources. This option will increase rates of recycling, reduce greenhouse gas emissions, promote sustainable construction and lead to an increased proportion of energy from renewable sources. However, this option does not specifically consider sustainable design. Measures such as orientating a building to the south can reduce energy consumption and sustainable design can also include measures to reduce flood risk. Additionally, this option does not consider the need for adaptation measures. Whilst there is a green infrastructure policy in the Core Strategy, which is an example of an effective method of climate change adaptation, the need for adaptation measures should be included in this policy or supporting text.

A more positive environmental impact will occur under option 2, which requires stricter targets. However, the requirement for sustainable construction and renewable energy targets in excess of that required by legislation may affect the delivery of housing in the district. The housing market is not as strong in Tendring as other areas in the county and requiring targets in excess of neighbouring authorities would discourage development in Tendring, to the detriment of the objective of providing decent and affordable homes for all. The provision of higher sustainable construction and renewable energy targets could also affect the delivery of affordable housing. Furthermore, requiring commercial development to achieve a BREEAM rating of very good rather than encouraging this as in option 1 could discourage developers from investing in the district, when neighbouring authorities do not require such a target.

The impact under option 3 is mixed as whilst the energy efficiency of new dwellings will improve under phased improvements to building regulations the code for sustainable homes includes eight other categories, which will not be implemented under this option. Climate change is a very important issue and it is important to include a policy in the Core Strategy.

Whilst option 2 has the most positive environmental impacts this option could adversely affect the Council's housing and job growth targets and so option 1, which will also tackle climate change albeit to a lesser extent, should be taken forward. Reference should be made to sustainable design methods and to the need for climate change adaptation.

✓ - option that best meets the objective

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

### ***Flood Risk and Water Conservation***

#### Options

Option 1 is the inclusion of a policy that requires the flood risk sequential test to be applied at the settlement level; water efficiency measures to be introduced in accordance with the code for sustainable homes; sustainable drainage systems (SuDS) to be incorporated into every development and justification given for non-inclusion; support given to agricultural reservoirs and regard had to the Shoreline Management Plan.

Option 2 is the no plan option.

#### Comparative effects

Option 1 requires SuDS to be incorporated into all development and justification given for their non-inclusion. SuDS reduce the risk of flooding, improves water quality and can contribute to the green infrastructure network. Whilst SuDS are likely to be required as part of development in some cases under the no plan option through the application of PPS25 a more positive impact will occur under option 1 through the requirement for justification if SuDS are not used. Water efficiency measures are supported and again these will also come forward under the no plan option, as measures will be required as part of the code for sustainable homes. Agricultural reservoirs are permitted development where there is a reasonable requirement for a reservoir on the farm holding and so in regards to this issue there is no real difference between the options. Option 1 considers flood risk and water conservation but does not consider wastewater issues. If development takes places without the necessary wastewater infrastructure in place to ensure that wastewater can be dealt with the integrity of international sites is likely to be adversely affected. However, this can be avoided through reference to wastewater infrastructure in the policy. Finally, option 1 will help to ensure that the district's regeneration areas come forward for redevelopment. Walton, Harwich and Jaywick, three of the districts regeneration areas, are within areas of high flood risk. Under the no plan option the sequential test would be applied at the district level, which would make it unlikely that development could be justified in these areas as there would be available areas at lesser flood risk elsewhere in the district. Under option 1 the sequential test will be applied at settlement level, this is more realistic and compliant with other planning objectives, such as directing development to accessible areas and the re-use of previously developed land, and will help to ensure that development can come forward in regeneration areas. However, it should not be assumed that regeneration sites in areas of flood risk automatically pass the sequential test and only the exception test applies.

✓ - option that best meets the objective

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

## ***Nature conservation***

### Options

Option 1 is to include a policy, which explains that international and national sites will be protected in accordance with legislation and local sites and other nature conservation interests will be protected unless it can be clearly demonstrated that there are reasons for the proposal, which outweigh the need to safeguard the nature conservation value of the site. The applicant must demonstrate that there are no reasonably available alternative sites, which would result in no or less harm to nature conservation, in the case of local sites, and in the absence of alternatives must ensure appropriate mitigation measures and opportunities for enhancement.

Option 2 is the no plan option.

### Comparative effects

Option 1 will preserve international, national and local nature conservation interests. Under the no plan option international and national sites will be protected by legislation; however drawing attention to these sites in this policy will help to ensure that they are protected and not overlooked. The no plan option will fail to protect local wildlife sites, local nature reserves and other nature conservation interests. Furthermore, option 1 will lead to habitat enhancement and creation, although this is unlikely to be the case for every development. Option 1 also recognises the importance of the Essex Biodiversity Action Plan and so it is more likely that under this option targets within the plan will be met.

✓ - option that best meets the objective

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

## ***The Historic Environment***

### Options

Option 1 is to include a policy stating that the Council will work with its partners to protect and enhance the district's historic environment through a number of measures including having regard to national guidance, the Historic Environment Characterisation Project and Conservation Area Appraisals/ Management Plans; and by refusing planning permission for development likely to affect a historic asset.

Option 2 is to not include a policy.

### Comparative effects

Both options will protect historic assets. Whilst option 1 will list historic assets in a policy and require their protection listed buildings, conservation areas and scheduled ancient monuments are all statutorily protected [Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and Ancient Monuments and Archaeological Areas Act 1979] and so will be protected under the no plan option. Registered parks and gardens and ancient woodland are required to be protected by national guidance and other policies in the plan. Furthermore, the development policies section contains detailed policies concerning the protection of listed

buildings, conservation areas and landscape character. However, option 1 will result in enhancements to the historic environment in addition to protection. For example, under this option support will be given to the creation of a local list, which will help protect non-statutorily protected buildings of historic significance and enhancing historic assets will be considered as part of planning applications.

✓ - option that best meets the objective

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

### ***The Countryside Landscape***

#### Options

Option 1 is to include a policy, which requires the protection of the Dedham Vale AONB; supports tourist facilities within the AONB and area proposed as an extension to the Suffolk Coast and Heaths AONB; protects the coastal protection belt and requires development to have regard to the Landscape Character Assessment.

Option 2 is to not include a policy.

#### Comparative effects

Option 1 will protect landscape character and the undeveloped coast from development that does not have a functional need to be there. It will contribute to the tourist industry by making it clear that the Council will support tourist facilities and visitor centres within the Dedham Vale AONB and proposed extension to the Suffolk Coast and Heaths AONB. The area proposed as an extension to the Suffolk Coast and Heaths AONB is adjacent to the Stour and Orwell Estuaries SPA/ Ramsar site and supporting tourism proposals and increased public access in this area may adversely affect the integrity of the international site through increased recreational disturbance. Option 1 has the potential to afford a higher level of protection to the area proposed as an extension to the Suffolk Coast and Heaths AONB and the policy should be worded to ensure that whilst not prematurely giving AONB status to this area it nevertheless has a high degree of protection. The Dedham Vale AONB is statutorily protected and the development policies section contains a policy on landscape character and so under the no plan option landscape will be protected. The tourism impact under the no plan option is uncertain as tourist development may not be supported owing to the general presumption against development in the countryside and protection from development afforded to the AONB. Under this option the coastal protection belt will not be protected and the proposed extension to the Suffolk Coast and Heaths AONB will have no status.

✓ - option that best meets the objective

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

## **Green Infrastructure**

### Options

Option 1 is to include a policy requiring the district's green infrastructure network to be maintained, enhanced and protected and which sets out the green infrastructure quantity standards that the Council will seek to achieve.

Option 2 is the no plan option.

### Comparative effects

Green infrastructure brings many benefits, including promoting sustainable travel through the creation of safe pedestrian/cycle routes, the provision of areas for the dispersal of species as the climate changes, and the provision of recreational space. This appraisal has identified that under both options green infrastructure will be provided. Option 1 will refer to the green infrastructure standards in a policy (as set out in the Council's Open Spaces Strategy). However, there is no detail about how the standards will be achieved through new development; this will be set out in a different policy in the development policies section. Option 1 will protect existing green infrastructure and this may not be achieved under option 2, particularly if a site is not widely used and is located within an urban area. A positive impact on international sites can be secured by stating in a policy that where site monitoring has identified that recreational pressures are adversely affecting a site contributions towards suitable accessible natural green spaces will be sought as part of all residential development, in addition to the standard open space contributions.

✓ - option that best meets the objective

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

## **Regeneration areas**

### Options

Option 1 is to identify the same regeneration areas as set out in the Local Plan and seek to focus investment in these areas.

Option 2 is to focus regeneration initiatives on Clacton and Harwich, which are priority areas for regeneration.

### Comparative effects

Regeneration initiatives will address deprivation issues; seek to increase educational attainment and provide more jobs; contribute to health and income equality; and promote social cohesion. Option 1 will result in a more positive impact than option 2 as it seeks to regenerate eight areas, in five different towns, whereas option 2 would restrict regeneration to Clacton and Harwich. A greater range of regeneration areas will also attract different investment opportunities. Both options will enhance the tourist economy and vitality and viability of town centres; although option 2 ignores the regeneration of Walton-on-the-Naze, one of the district's key tourist areas. Directing investment to these regeneration areas will reduce the amount of greenfield

land that needs to be released for development and thereby protect landscape character and biodiversity. However, brownfield sites that have been vacant for some time can have high biodiversity value and so care must be taken to ensure that regeneration proposals do not adversely affect biodiversity. Clacton Town Centre and Seafront, Harwich, Dovercourt Town Centre, Mistley and Brightlingsea are important historic areas and recognised as such through conservation area designations. These areas will be improved through regeneration proposals. Indeed, regeneration proposals at Mistley, Dovercourt and Harwich are heritage led.

✓ - option that best meets the objective

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

### **Employment Sites**

#### Options

Option 1 is to include a policy stating that the change of use for land and premises (shown on the proposals map) at the primary industrial and business sites for purposes other than class B1, B2 or B8 uses will not be permitted unless it can be demonstrated that the proposal would create permanent employment opportunities.

Option 2 is to include a policy stating that the change of use of all land and premises in employment use for purposes other than class B1, B2 or B8 uses will not be permitted unless it can be demonstrated that the proposal would create permanent employment opportunities.

Option 3 is to allow the change of use of employment land and premises for purposes other than class B1, B2 and B8 where it can be demonstrated that employment use is not economically viable on the site.

Option 4 is the no plan option.

#### Comparative effects

Safeguarding employment land and protecting it from alternative uses will help to ensure that employment land remains available to centres of population throughout the district. Option 2 will have a more positive impact than option 1 as it requires all employment land to be protected, not just principal business and industrial sites. This will ensure that small sites and rural sites remain, providing the rural population with good access to employment opportunities. Without reference in the policy to employment land and premises outside of the principal business and industrial areas rural employment sites will not be safeguarded. However, if option 2 only applies to sites protected on the proposals map sites not shown will not be protected. Option 3 would allow change of use where it can be demonstrated that the site is no longer viable, however this is difficult to assess and a site could be unviable for one business but viable for another. This option is therefore likely to lead to the loss of employment land. Under the no plan scenario employment land is likely to be lost to more profitable land uses, which will fail to harness the district's economic strengths. The loss of employment land would make it difficult to secure investment. Further, the loss of employment land within existing communities will increase the need to travel for employment.

✓ - option that best meets the objective

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

### ***Freight Transport***

#### Options

Option 1 is the inclusion of a policy stating that development likely to generate significant freight or goods movements will be located where there is good access onto the railway network and where this is not possible where there is good access to suitable routes based on the Essex County Council strategic road hierarchy.

Option 2 is the no plan option.

#### Comparative effects

Option 1 will ensure that development likely to generate freight will be located close to the railway or strategic roads; this means that indirectly development will be close to centres of population, which are well served by the railway and strategic road network. Levels of investment will increase as developers may be required to pay for upgrades to the railway and/or strategic road network (e.g. the Bathside Bay port development will be required to finance the dualling of the A120 from Hare Green to Harwich). Maximising the transportation of goods by rail rather than road will increase the amount of sustainable freight journeys, which will reduce pollution and greenhouse gas emissions from HGVs.

✓ - option that best meets the objective

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

### ***Tourism***

#### Options

Option 1 is to maximise the economic potential of tourism by developing a new marketing strategy for the district. Proposals for tourist attractions related to the district's heritage, countryside and coast and renewable energy will be supported. Furthermore, farm diversification schemes, the expansion of existing caravan/ chalet parks, the conversion of rural buildings and hotels and conference facilities will be supported.

Option 2 is to do nothing and leave tourism development to the market.

### Comparative effects

Option 1 will promote regeneration by actively encouraging tourism, which will lead to increased levels of inward investment. Under the do nothing approach tourism will still be a key part of the district's economy; currently 10% of jobs in the district are related to tourism and the annual tourism value to the local economy is approximately £256,024,500. However, option 1, which will actively promote new tourist facilities in the district, will have a more positive impact. Option 1 will also ensure that a mix of tourism uses are developed including the re-use of rural buildings, which will enhance the rural economy; the promotion of renewable energy technologies as a tourist attraction, such as Gunfleet Sands; and the promotion of conference centres, which will enhance the vitality of the main town centres. Increasing tourism in the district will increase the amount of journeys into the district and in reality these are likely to be made by private car. The Employment Land Study recommended promoting the district's natural environment, such as Hamford Water, as a tourist attraction. However, the promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site. The district's most important environmental assets (Hamford Water and the Colne and Stour Estuaries) should only be promoted if it can be determined that the areas can handle increased visitor numbers without adversely affecting the integrity of the conservation objectives for the sites.

✓ - option that best meets the objective

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

### ***Town, district, village and neighbourhood centres***

#### Options

Option 1 is to define the district's town, district, village and neighbourhood centres for the application of policy contained in PPS4 (or any amended/updated guidance).

Option 2 is to only define the town centres.

Option 3 is the no plan option.

#### Comparative effects

Defining retail centres and directing town centre uses to these areas will ensure that employment opportunities are made available in the most accessible locations. Under the no plan option, without the definition of retail centres, there will be some ambiguity over the boundaries of retail centres. The most positive impact will occur under option 1, which identifies district, village and neighbourhood centres, in addition to town centres, which will ensure that all of the district's centres of population will have access to a retail centre. Rural isolation is an issue affecting parts of the district and the loss of local shops can significantly affect the population. Option 1 will promote social cohesion by ensuring that village and neighbourhood centres are protected from change of use and that uses remain at a scale suitable for the area.

✓ - option that best meets the objective

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

### ***Improving Health***

#### Options

Option 1 is to include a policy stating that the Council will improve accessibility to primary health care; improve opportunities for active travel and sports and recreation facilities; deliver high quality development; require a Health Impact Assessment for certain types of development; and ensure the design and layout of development has a positive effect on health and wellbeing.

Option 2 is the no plan option.

#### Comparative effects

Both options will help to ensure that health services are provided; Health Impact Assessments are required; sustainable travel is promoted; good design is achieved; and recreational facilities/ space are safeguard and new provision is delivered. Under the no plan option this will be achieved as all of the suggested criteria for the policy will be included in other policies within the DPD. However, option 1 will ensure that the health impacts are specifically considered.

✓ - option that best meets the objective

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

### ***Delivering a mix of housing***

#### Options

Option 1 requires a mix of dwellings to be provided on all sites of 10 dwellings or more. 30% of dwellings will be required to be affordable and rural exception schemes will be supported.

Option 2 requires 40% of dwellings to be affordable.

Option 3 requires 20% of dwellings to be affordable.

Option 4 is to let market forces determine the mix of dwellings.

#### Comparative effects

Option 1 will result in a mix of dwellings, including affordable housing, to be provided on site, although this only applies to sites of 10 or more dwellings and the target is lower than the 40% target the SHMA referred to. It will have a positive impact on the rural economy by allowing affordable dwellings in the countryside as part of the rural

exceptions policy included in PPS3; however this will also lead to greenfield development. Whilst it would help to address the lack of affordable housing in the district, the provision of increased levels of affordable housing (option 2) will affect viability and reduce the amount of financial contributions towards social infrastructure and services, renewable energy, etc. Requesting a lower percentage of affordable housing will likely result in the delivery of more dwellings as issues of viability are reduced. However, there is an overwhelming need for affordable housing in Tendring; the unmet need for affordable housing is 1,579 affordable dwellings per year, over three times the total annual dwellings delivered in Tendring. Requesting a low level of affordable housing (option 3) would fail to address Tendring's housing need and issues of deprivation. Allowing the market to determine the mix of dwellings on a site (option 4) will result in the delivery of more dwellings in Tendring as developers will not have restrictions placed on them concerning the mix of dwelling types as they do in other authorities. However, this option would be unlikely to deliver a mix of housing to meet the needs of Tendring residents; Tendring has a lower household size than average and there is a shortage of 1 and 2 bedroom dwellings. If left to the market larger dwellings would likely be built in preference to smaller dwellings, which are needed in Tendring.

✓ - option that best meets the objective

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

### ***Gypsies and travellers***

#### Options

Option 1 is to identify sites in the district in the Site Allocations DPD for gypsies and travellers as required by the Essex Gypsy and Travellers Accommodation Assessment.

Option 2 is to rely on the development control process to bring forward gypsy sites.

#### Comparative effects

Option 1 will ensure that Tendring provides for the housing needs of gypsies, as identified in the Essex Gypsy and Travellers Accommodation Assessment, by identifying sites in the Site Allocations DPD. Under option 2 sites would come forward through the development control process; this would be unlikely to meet the demand for sites, which would fail to address the housing needs of the district. There are currently only 5 pitches in the district and the Essex Gypsy and Travellers Accommodation Assessment found that there is a need for a further 6 up to 2013 and then a further 2 up to 2021 in Tendring. The allocation of gypsy sites will reduce the number of unauthorised pitches, which generally lead to social tension. Whilst under both options greenfield sites are likely to come forward under option 1 the Council will be able to identify suitable sites with no/minimal environmental constraints.

✓ - option that best meets the objective

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

### ***Community facilities***

#### Options

Option 1 is to require community facilities as part of the key projects that will deliver the spatial strategy. Elsewhere in the district existing community facilities will be improved and the loss of facilities will be resisted.

Option 2 is to not include a policy on the protection of community facilities.

#### Comparative effects

The provision of community facilities as part of development and improvement and retention of existing facilities will ensure that social infrastructure is provided and retained for the existing and new population of the district. Under the no plan option community facilities are unlikely to be lost as there is a policy in the development policies section, which will cover this issue. However, some community facilities, e.g. libraries and places of worship, may not be provided as they are not covered by other policies. Requiring new community facilities as part of development and retaining community facilities will help to ensure that employment opportunities remain accessible to centres of population, reduces the need to travel for facilities and promotes social cohesion. Whilst community facilities are important to everyone in the district those living and working in a rural settlement generally rely on local facilities more than urban dwellers/workers and so option 1 will help to sustain rural communities.

✓ - option that best meets the objective

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

### ***Playing pitches and outdoor sports facilities***

#### Options

Option 1 is to include a policy requiring the district's playing pitches and outdoor sports facilities to be maintained, enhanced and protected and which sets out the playing pitches and outdoor sports facilities quantity standards that the Council will seek to achieve.

Option 2 is the no plan option.

#### Comparative effects

Option 1 will protect existing and create new playing pitches and outdoor sports facilities. Under option 2 facilities are likely to be improved as part of the Council's Leisure Services, however facilities may not be retained and new facilities may not

be created. The provision of new playing pitches and outdoor sports facilities will contribute to healthy lifestyles and reduce the need to travel for facilities.

✓ - option that best meets the objective

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

### ***Children's play areas***

#### Options

Option 1 is to include a policy requiring children's play areas to be protected and new areas provided as part of development. Standards of 0.15ha per 1000 people within 400m from any home for younger children and 0.1ha per 1000 people within 1000 from any home for older children are set.

Option 2 is the no plan option.

#### Comparative effects

Option 1 will protect existing and create new children's play areas. Under option 2 areas are likely to be improved as part of the Council's Leisure Services, however facilities may not be retained and new facilities may not be created. The provision of new children's play areas will contribute to healthy lifestyles and contribute to the social and educational development of children.

✓ - option that best meets the objective

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

### ***Residential Densities***

#### Options

Option 1 is to set residential densities for allocated sites in the Site Allocations DPD taking into account the need for appropriate levels of amenity space, mix of housing required, and the size and character of the area.

Option 2 is to maximise the density of development across the district.

#### Comparative effects

A greater mix of housing will be achieved under option 1 as high density developments tend to have fewer large dwellings and more flats. Option 1 will ensure that the Council can set the range of housing types required on each of the allocated sites according to demand in the area. Option 1 will ensure that density takes account of the size and character of the area and need for social infrastructure, including levels of open space. Option 2 could lead to a reduction in the amount of greenfield land developed by delivering more dwellings on fewer sites. It will make the most efficient use of land, however not everyone will want to live in a high density

development. Experience from other districts has shown that high density development often leads to a reduction in the amount of open space, certainly in terms of provision per person. A high density development could lead to social problems, particularly in terms of noise and it can be difficult to provide SuDS in high density development.

✓ - option that best meets the objective

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

## Development Policies

The following policies were appraised but not taken forward:

- Accessible and adaptable
- Agricultural workers dwellings
- Protection of employment land
- Replacement dwellings in the countryside
- Renewable energy

## Design of New Development

### Options

Option 1 is the inclusion of a criteria based policy on measures that will be needed to ensure good design and also functional design. General design criteria includes ensuring that development is well designed and should maintain or enhance local character and distinctiveness; relates well to its site and surroundings; respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features; incorporates important existing site features of landscape, ecological or amenity value such as trees, hedges, water features, buffer zones, walls and buildings (as well as opportunities to enhance such features e.g. habitat creation); and well designed boundary treatments and landscaping. Functional design criteria includes ensuring practicable access to the site; provision of safe and convenient access for people with mobility impairments; contribution to community safety; orientation to ensure adequate daylight, outlook and privacy; and provision of private amenity space, waste storage, separation and recycling facilities, servicing, vehicle and cycle parking.

Option 2 is the inclusion of a criteria based policy that includes criteria on general design issues (as above) but ignores criteria relating to functional design.

Option 3 is to not include a policy on design.

### Comparative Effects

Options 1 and 2 include a general design section, which will bring many positive impacts. For example, the provision and retention of open space will help to protect soil quality and form part of the green infrastructure network; water bodies will be protected; light pollution will be limited; ecological assets will be protected; landscape character will be protected and enhanced; and development will be required to protect or enhance local character and distinctiveness. Option 1, which includes a functional design section, will have additional benefits to option 2, which just includes

general design criteria. It will require cycle parking, which will encourage sustainable travel, which will subsequently lead to a reduction in air pollution and greenhouse gas emissions. The fear and incidence of crime will be reduced by minimising opportunities for crime. Considering the orientation of a building to secure daylight will reduce the amount of electricity used as fewer lights will be used and will result in solar gain, which will help reduce the amount of energy used in heating the building. Water storage will be required, which will help to reduce surface water flooding by intercepting water. Finally, the provision of space for recycling facilities will increase rates of recycling. To maximise climate change mitigation and adaptation through the design of new development consideration should be given to requiring a sustainability statement as part of the statutory design and access statement. This is an approach that many other local authorities have taken and the Environment Agency has suggested that Tendring use a climate change checklist. This helps to ensure that sustainable design and construction is considered from the earliest stages of development. It is difficult to appraise the option of not including a design policy as some of the issues considered in this policy are covered elsewhere in the DPD. However, the inclusion of a policy will have many beneficial effects and these would not be as certain in the absence of a design policy. One negative impact has been identified for this option; whilst other policies and PPS25 address flood risk, in the absence of a design policy measures to minimise flooding as part of the design process for, in particular, small sites and sites outside of a flood risk zone, will not be considered. Historic assets will be protected without this policy but the inclusion of this policy ensures that non statutory historic features are protected.

✓ - option that best meets the objective

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

### ***Backland Development***

#### Options

Option 1 is to support backland development where there is no unacceptable loss of amenity space or parking, safe access/egress can be provided, it doesn't involve tandem development, the plot is not awkwardly shaped, development is unlikely to produce a hard urban edge and development is not out of character with its setting.

Option 2 is to maximise all space in urban areas and support backland development and tandem development.

#### Comparative Effects

Option 1 will ensure that new backland development does not adversely affect residential amenity, which will help to promote social cohesion. It will protect landscape character and historic assets by ensuring that development that creates a hard urban edge or is out of character with the setting is not supported. This option will also ensure that issues that could cause pollution are addressed. Whilst both options will contribute to the provision of new homes and make efficient use of land; a more positive impact will occur under option 2. However, for some sites option 2 will increase noise pollution through overdevelopment of the plot and noise and air pollution through an unacceptable access, close to neighbouring properties.

Development of sites used as gardens will increase the risk of surface water flooding, which could lead to water pollution, through an increase in hard surfaces and reduction in space to hold water. To minimise the increased risk of flooding SuDS should be incorporated into all backland schemes. Option 2 will result in a more adverse impact as it will intensify development. It will be important to ensure that backland development does not increase surface water flooding and whilst the core policy on flood risk should be sufficient in ensuring that SuDS are included as part of all development consideration should be given to referring to this issue in the supporting text to this policy.

✓ - option that best meets the objective

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

### ***Garden Extensions into the Countryside***

#### Options

Option 1 is to allow garden extensions in the countryside where there would be no material visual harm to the surrounding countryside and no loss of vegetation or habitats of nature conservation value. Planting would be required if permitted.

Option 2 is to not allow any garden extensions in the countryside.

#### Comparative Effects

Option 1 will ensure that biodiversity is preserved by not allowing garden extensions in the countryside where they would harm nature conservation sites and enhances biodiversity by requiring native tree or hedge planting. Furthermore, incorporating an area of agricultural land into a garden could enhance biodiversity; back gardens are important for wildlife and agricultural land often has limited biodiversity value. The impact of option 1 on greenfield land and landscape depends upon implementation; if summer houses, etc are located on the new garden area there will be a sense that greenfield land has been lost and the character of the open landscape will be lost. Option 2 will protect greenfield land and landscape quality by not allowing proposals for garden extensions. Option 2 scores most favorably as it does not allow garden extensions in the countryside. However, if the decision is taken to permit garden extensions in the countryside, in principle, mitigation measures can minimise adverse effects.

✓ - option that best meets the objective

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

## ***Private amenity space for new dwellings***

### Options

Option 1 is to set out the standards from the Essex Design Guide for private amenity space for new dwellings, but to adopt a more flexible approach to development in town centres to make efficient use of land. The standards are:

- A minimum of 100 sqm for 3 or more bedroom dwellings.
- A minimum of 75 sqm for 2 bedroom dwellings.
- A minimum of 50 sqm for 1 bedroom dwellings.
- A minimum of 25 sqm communal space per flat or 50 sqm for ground floor flats and 5 sqm balcony space for others.

Option 2 is to require private amenity space for new dwellings but not to set out standards.

Option 3 is to have no policy on this issue.

### Comparative Effects

The provision of private amenity space will bring health benefits and promote social cohesion. Private amenity space; provided it does not involve an impermeable surface, will minimise the risk of surface water flooding. Back gardens can have high biodiversity value and so the provision of private amenity space will contribute to the Borough's biodiversity resource. The provision of these standards will ensure that residents have space available for the storage of recycling facilities, which will help to increase rates of recycling. Option 1 will contribute to making efficient use of land by exceptionally allowing lower levels of private amenity space for town centre sites, in order to maximise sites with the highest accessibility. Option 1 may help to enhance the vitality and viability of the town centres; developing vacant sites in the town centre and providing residential development in the upper storeys of buildings will bring more people into the town centre and contribute to the night time economy. Option 2 is likely to have positive effects similar to option 1, as it will require the provision of private amenity space. However, as this option does not set targets it is uncertain whether sufficient levels of amenity space will be provided to bring the same benefits as option 1. If very small areas of amenity space are provided negative effects on social cohesion could occur as residents will not be provided with sufficient privacy and would not have enough storage space for recycling facilities. Impacts under option 3 are largely uncertain. Without a policy requiring the provision of private amenity space the local planning authority would find it difficult to require private amenity space and so it would be likely that very low levels or even no space at all would be provided. As with option 2 it is very likely that there would be negative effects on social cohesion by failing to provide private spaces and storage space for recycling facilities would not be provided.

## ***Landscape Character***

### Options

Option 1 is to include a policy requiring landscape character to be protected and where possible enhanced.

Option 2 is the no policy option.

### Comparative Effects

Under both options biodiversity, historic assets and landscape quality will be protected and where possible enhanced. Whilst option 1 is the inclusion of a specific policy protecting landscape character, biodiversity, historic assets and countryside landscape are all protected through other policies within this plan. Option 1 will have a more positive impact on landscape quality as it sets out detailed criteria, which will ensure that various aspects of the landscape are assessed as part of development proposals.

✓ - option that best meets the objective

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

### ***Protected Trees and Hedges***

#### Options

Option 1 is to include a policy requiring the protection of protected woodland, trees and hedges.

Option 2 is to not include a policy.

### Comparative Effects

Trees and hedges are an important biodiversity resource and contribute to landscape setting. They also reduce noise and atmospheric pollution. Whilst important trees and hedges are protected by legislation the inclusion of a policy requiring their protection ensures that this issue is considered at the development control stage and that where a loss is considered acceptable a replacement tree is provided.

✓ - option that best meets the objective

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

### ***Conservation Areas***

#### Options

Option 1 is to include a policy setting out the criteria that will need to be met for development in conservation areas.

Option 2 is to not include a policy.

### Comparative Effects

Whilst conservation areas are statutorily protected the inclusion of a policy ensures that the different aspects that make a conservation area unique are carefully considered as part of all development proposals. A policy could also include criteria that generally may not be considered such as the protection of important open spaces within the conservation area and trees/hedges (which will also help to protect

nature conservation interests). Whilst climate change objectives can conflict with the conservation of the historic environment applications within conservation areas (and indeed elsewhere in the district) should seek to reduce carbon dioxide emissions. Development in conservation areas can provide opportunities for enhanced energy efficiency, improved resilience to weather, greater renewable energy and sustainable drainage and use of water.

✓ - option that best meets the objective

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

### ***Development affecting listed buildings***

#### Options

Option 1 is to include a criteria based policy setting out the criteria that applications affecting listed buildings will need to comply with.

Option 2 is to include a policy stating that development will be refused where it fails to preserve or enhance the special character and/or setting of a listed building.

Option 3 is to include a policy stating that proposals affecting listed buildings will be determined in accordance with legislative provisions and policy.

#### Comparative Effects

All options will protect and enhance listed buildings. The most positive impact will occur under option 1, which involves a criteria based policy, which will clearly set out the main considerations that proposals affecting listed buildings will need to address. Whilst options 2 and 3 would also protect and enhance listed buildings these policies do not bring anything further to the protection already provided by legislation and should not be taken forward. Whilst climate change objectives can conflict with the conservation of the historic environment applications relating to listed buildings should seek to reduce carbon dioxide emissions. Development can provide opportunities for enhanced energy efficiency, improved resilience to weather, sustainable drainage and use of water and possibly even renewable energy.

✓ - option that best meets the objective

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

### ***Development in defined centres***

#### Options

Option 1 is to include a policy, which will only allow the change of use to residential at ground floor level in any of the district's town/district/neighbourhood centres where the frontage is not an active street frontage or the building is already in 100% residential use.

Option 2 is the no plan option.

Comparative Effects

Option 1 will make clear that proposals for Clacton town centre will be assessed against the policies in the Clacton Area Action Plan. Under the no plan option there may be some ambiguity over the acceptable mix of uses in Clacton town centre. Option 1 will enhance the vitality and viability of the district’s retail centres by ensuring that ground floor units remain in active use and are not converted to residential. Whilst this could still be the case under the no plan option as PPS4 refers to residential being an appropriate town centre uses for upper storeys of buildings this is not certain. Reference could be made to the need to protect local shops, particularly in rural areas, from change of use to residential.

✓ - option that best meets the objective

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

**Conversion and re-use of redundant buildings in the countryside**

Options

Option 1 is to include a policy allowing the re-use of rural buildings for employment purposes providing that the use is small scale and respects the character of the area and protected species are not adversely affected. Conversion to residential use will only be permitted where an alternative use would not be viable and the building is of permanent and substantial construction.

Option 2 is to include a more permissive policy.

Option 3 is to include a more restrictive policy.

Option 4 is to include a policy requiring replacement buildings in the countryside for employment purposes or tourist purposes to be permitted where the existing building is not physically suitable or structurally sound for the proposed use and the replacement building is no greater in height of floorspace. The re-use of a redundant building for residential use will only be permitted where it is essential to retain the building because of its architectural or historic interest; an alternative use would not be viable, the building is practical for residential use and will only involve one unit.

Comparative Effects

Option 1 could result in residential development, although this will be the exception as housing should be directed to existing settlements, this option is most likely to lead to new employment opportunities. Tourism uses can be a good use of a rural building; these uses generate jobs but are often not as intensive as residential or B1, B2 and B8 employment uses. Accessibility is an issue for conversion of rural buildings as workers may need to travel to the site and the provision of public transport in rural areas is poor. However, the conversion of rural buildings to employment uses will provide good access for rural residents to employment opportunities. Proposals should consider the enhancement of sustainable modes of travel, for example cycle parking facilities and changing rooms could be provided to

make cycling a realistic option. This option requires an ecological survey to be submitted with an application. Many rural buildings are curtilage listed and their re-use will protect the district's historic assets by stopping these buildings falling into disrepair. Where development involves the re-use of a historic building it must clearly show that the historic fabric and character of the building will not be adversely affected and that all opportunities have been taken to incorporate enhancement measures. A more permissive policy would involve increased change of use of rural buildings to residential use, which is more profitable than other uses, contrary to the objective of ensuring that residential development is accessible to local services/facilities. It would likely result in the development of inaccessible sites, increasing the need to travel. A more permissive policy is unlikely to ensure that biodiversity and landscape character are protected by leading to large scale development, inappropriate for the rural areas. The re-use of existing buildings will promote regeneration; a more restrictive policy could result in rural buildings falling into disrepair, including historic buildings. A restrictive policy would be unlikely to contribute to the rural economy by placing strict criteria on proposals for the re-use of rural buildings. It is likely to result in the refusal of applications that are not accessible by a good choice of means of transport and will have a positive impact on nature conservation by not allowing any development close to designated sites. Option 4 will contribute to the rural and tourist economy by supporting proposals for the re-use of rural buildings for business and self catering tourist accommodation. This option requires the re-use of a building rather than the replacement in all but the most exceptional circumstances and residential re-use will have to meet a strict set of criteria. This option will support the re-use of buildings of architectural or historical interest. Protected species will not be referred to under this option; whilst these are statutorily protected and are referred to in other policies bats and barn owls are commonly found in rural buildings and their presence should be considered as part of all proposals for the re-use of rural buildings. Option 4 is more balanced than the alternatives.

✓ - option that best meets the objective

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

### ***Occupancy restrictions***

#### Options

Option 1 is impose an occupancy restriction of 14 January to 1 March for the majority of holiday accommodation and a restriction of 31 October to 1 March for sites served by poor infrastructure, at risk of flooding and adjacent to nature conservation sites.

Option 2 is to impose an occupancy restriction of 14 January to 1 March for all holiday accommodation.

#### Comparative Effects

Many of the district's tourist attractions are located at the coast and during the winter these sites are more susceptible to flooding. This risk will increase throughout the plan period. UKCP09 (climate projections) forecast that on average winter

precipitation will increase by 6% under a medium emissions scenario and 7% under a high emissions scenario by 2020 and sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). Whilst both options will minimise flood risk to people by restricting occupancy over the winter period a more positive impact will occur under option 1, which includes stricter occupancy restrictions in areas at risk of flooding. Option 1 will also have a more positive impact on nature conservation. The over-wintering period is one of the most sensitive for the species that form the key features of the international sites in the district and this extended restricted occupancy period will avoid disturbance to species at this important time. Option 2 includes less restrictive occupancy restrictions than option 1 and so will have a more positive impact on the tourist economy than option 1.

✓ - option that best meets the objective

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

### ***Agriculture/ Forestry Buildings and Structures***

#### Options

Option 1 is to include a policy stating that only proposals that support agricultural or forestry needs that are well related to an existing farmstead or settlement and comply with other policies will be permitted. The policy will also refer to national guidance concerning agricultural/forestry workers dwellings and state that proposals for the removal of an occupancy restriction will only be accepted where there is no long term need for an agricultural workers dwelling in the locality.

Option 2 is to not include a policy.

#### Comparative Effects

Many agricultural buildings are constructed under permitted development rights; however in some cases planning permission is required. The appraisal has not identified any differences between the options in terms of agricultural buildings; development will come forward under both and will be required to demonstrate a genuine need, protect landscape and be of good design. Both options will ensure that genuine applications for agricultural workers dwellings can be provided. In the absence of a policy annex A of PPS7 will be used to determine applications for agricultural workers dwellings. Agricultural workers dwellings help to sustain a farming enterprise and reduce the need for agricultural workers to travel to the farm. Development will take place in the countryside and is therefore likely to affect biodiversity, landscape and result in the loss of greenfield land. However, other policies in the plan should ensure that adverse effects are minimised. To reduce the landscape impact development should be located close to existing buildings and/or areas of hardstanding. Option 1 will have a more positive impact on the rural economy as it includes criteria relating to the removal of an occupancy condition. The criteria are strict and will ensure that planning permission is only granted for the removal of a condition where the use is genuinely not needed in the area. Without this policy such rigorous assessment may not be required and agricultural workers dwellings may be lost where a need exists in the locality.

✓ - option that best meets the objective

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

### ***Equestrian Uses***

#### Options

Option 1 is to include a policy setting out the circumstances under which proposals for equestrian uses will be permitted. Permission will be granted providing that the proposal uses existing buildings on site, does not result in sporadic development leading to an intensification of buildings in the countryside, replacement buildings are not available for the use and the scale is appropriate for the location.

Option 2 is to not include a policy.

#### Comparative Effects

Option 1 will support the rural economy by supporting proposals for equestrian development in principle. Whilst new equestrian uses may take place on greenfield land the policy will encourage the re-use of rural buildings in preference to new build. The impact under option 2 is uncertain as without a policy equestrian development may not be supported or alternatively large scale equestrian development could be supported for economic and leisure reasons, which fails to take account of the environmental impact of such development. In the absence of a policy, if equestrian development is supported in principle, there are likely to be adverse impacts on the landscape (including historic landscapes). Equestrian development involves stable blocks, hard standing, access roads, parking, fencing, lighting, storage, waste disposal, ménages and sub-division of fields. All of these can be prominent features in the landscape and the policy will seek to ensure that these are considered at the development control stage in order to ensure minimal landscape impact.

### ***Health Impact Assessments***

#### Options

Option 1 is to require a Health Impact Assessment for residential development in excess of 50 units and non-residential development in excess of 1,000 sq. m., which will measure wider impact upon healthy living and the demands that are placed upon health services and facilities arising from the development.

Option 2 is not to require a Health Impact Assessment.

#### Comparative effects

A Health Impact Assessment will promote healthy activities such as walking and cycling. Encouraging walking and cycling will help to reduce car travel and subsequently levels of greenhouse gas emissions. The requirement for a Health Impact Assessment will ensure that consideration is given to the effects that the development will have on existing health services. Whilst impacts on infrastructure will be considered as part of all development the Health Impact Assessment will look at impacts on this sector in more detail. This will ensure that new residents are

provided with sufficient health care facilities and that existing residents do not suffer from new development placing a strain on existing services. The Assessment will also help to ensure that actual and fear of crime will be reduced by looking at community safety issues. Whilst no adverse effects are likely under option 2, it will not bring as many positive effects as option 1.

✓ - option that best meets the objective

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

### ***Protection of existing community facilities***

#### Options

Option 1 is to require proposals for the loss of a facility that supports a community use to demonstrate that it is not economically viable or is genuinely redundant or that the same facility is supplied by an easily accessible existing or new facility.

Option 2 is to apply the same criteria as option 1, but only to non-commercial community facilities.

Option 3 is to not include a policy on protection of community facilities.

#### Comparative effects

Options 1 and 2 will have similar effects; however a more positive impact will occur under option 1, which protects both commercial and non-commercial facilities.

Requiring the retention of community facilities and permitting the loss only where there is provision in the locality will help to ensure that employment opportunities remain accessible to centres of population. Whilst community facilities are important to everyone in the district those living and working in a rural settlement generally rely on local facilities more than urban dwellers/workers. Whilst someone living in Clacton may have access to numerous local shops a rural resident could rely on just one local shop. The retention of community facilities will reduce the need to travel greater distances for such facilities and reduce reliance on the car. However, to ensure that users can travel sustainably to a new site where change of use occurs the policy could state that new facilities must be available within a 10 minute walk for example. Options 1 and 2 will ensure that existing health services are retained or are provided in an easily accessible location. This will help to contribute to health equality by ensuring that all members of society can access health care. Options 2 and 3 would be detrimental to social cohesion. Community facilities are important for social cohesion as they provide a place for people to meet; village shops and public houses in particular are important for social cohesion and these facilities could be lost under options 2 and 3. Without a policy on this issue community facilities could be lost, which will decrease the amount of jobs in the district and increase the distance that people have to travel for facilities. Rural areas in particular, which have limited provision of community facilities, will be adversely affected under this option. The loss of a local school could affect levels of education attainment if pupils are forced to transfer to a new school outside of their locality, which will disrupt their studies.

✓ - option that best meets the objective

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

### ***Green infrastructure in new residential development***

#### Options

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

Option 2 is to include the 10% standard in the Core Policy on green infrastructure.

#### Comparative effects

Both options will ensure the delivery of public open space as part of new development. Open space can reduce the fear and incidence of crime by making an area more attractive, encourage social interaction, reduce surface water flooding, recharge aquifers and enhance biodiversity. Option 1 will result in a more positive impact than option 2 as it lists criteria that open space will have to comply with, which will ensure that open space is usable and well designed. However, if option 2 was taken forward and the 10% standard included in the core policy this criteria could also be included in the core policy or supporting text.

✓ - option that best meets the objective

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

### ***Affordable Housing in New Developments***

#### Options

Option 1 is to require 30% of dwellings to be affordable for sites of 10 or more dwellings or residential sites of 0.3 hectares or more. In urban settlements and other rural settlements 80% of affordable dwellings will be social rented and 20% intermediate housing. In key rural service centres the mix will be subject to local needs. Affordable housing will be required to be integrated throughout the site and remain affordable for successive occupiers.

Option 2 requires 30% affordable housing and sets no thresholds.

Option 3 is to require 20% of dwellings to be affordable with the same thresholds as option 1.

## Comparative Effects

There is an overwhelming need for affordable housing in the district; with 1,579 affordable dwellings needed every year. All options will increase the delivery of affordable housing, which will help to address deprivation and health and income equality. Option 1 will ensure that affordable housing is provided and that the overwhelming demand for affordable housing is addressed whilst ensuring that the provision of affordable housing does not affect the viability of housing delivery. Flexibility could be introduced to help the viability of regeneration sites. Option 2 will have a negative impact on the delivery of new dwellings in the district as it will affect the viability of small sites; particularly regeneration sites where there are typically site constraints to address and may reduce the amount of contributions that can be sought towards infrastructure. However, this option will result in the highest provision of affordable housing and the most positive impact on rural areas. Typically development in the rural areas is small scale and without thresholds more affordable housing will be delivered in rural areas. Option 3 will result in the lowest delivery of affordable housing by setting the target of 20%. However, setting such a low target will increase the viability of sites and the likelihood/amount of contributions towards infrastructure.

Whilst option 3 would appear to have more positive impacts the lack of affordable housing is a major issue facing the district and carries a significant amount of weight. It is therefore considered that option 1 should be taken forward; this will ensure a high provision of affordable housing, but unlike option 2 should not affect housing delivery viability.

✓ - option that best meets the objective

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

### ***Rural exception sites***

#### Options

Option 1 is to include a policy that supports affordable housing schemes on sites adjoining rural settlements where development can be demonstrated to meet an evidenced local need; remains affordable for the lifetime of the development; and will have no material adverse effects on landscape, residential amenity, highway safety, or the form and character of the settlement it adjoins.

Option 2 is to include a policy that supports affordable housing schemes on sites within or adjoining rural settlements where development can be demonstrated to meet an evidenced local need; remains affordable for the lifetime of the development; the site is accessible to a range of local services; and is not subject to overriding environmental or planning constraints.

Option 3 is to have no policy on this issue.

## Comparative Effects

Options 1 and 2 will provide the framework to deliver rural exception schemes; thereby helping to ensure that rural residents have access to affordable housing. The need to travel will increase under option 1 if an affordable housing scheme is permitted adjacent to a settlement with no local services. Whilst greenfield development typically has an adverse affect on landscape quality this option requires development to ensure that it has no material adverse impact on landscape. It also requires development to have no adverse impact on the form and character of the adjoining settlement. Whilst option 1 will impact positively on the rural economy a more positive impact will occur under option 2, which requires schemes to be accessible to a range of local services. Option 2 will reduce the need to travel by ensuring that schemes are accessible to local services. This will reduce greenhouse gas emissions from transport by making sustainable travel a realistic option. Option 2 requires sites to have no overriding environmental constraints; this will help to ensure that nature conservation sites are protected (although in the absence of this criterion they are likely to be protected through environmental policies in the Core Strategy in any case). This option will make it clear that sites within settlements should be considered and so this option may result in less development on greenfield land on the edge of settlements. The impact under the no policy option is largely uncertain as it depends on whether development comes forward in the absence of a policy. Whilst rural exception schemes could come forward in the absence of a policy on this issue through PPS3 the inclusion of a policy demonstrates the Council's support towards rural exception schemes and provides certainty over the Council's key considerations at the development control stage.

✓ - option that best meets the objective

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

## ***Aspirational housing***

### Options

Option 1 is to include a policy requiring a percentage of development to be large, detached dwellings.

Option 2 is the no plan option.

### Comparative effects

Both options will deliver a mix of dwellings, however under option 1, which will specifically require larger dwellings, there will be more certainty that this type of dwelling will be delivered. Larger dwellings do not make the most efficient use of land. Care must be taken to ensure that the mix of dwellings on a site reflects the need for dwellings as set out in the most recent version of the SHMA. The requirement for large dwellings should therefore not necessarily apply to all sites.

✓ - option that best meets the objective

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

### ***Residential institutions and care***

#### Options

Option 1 is to only permit specialist accommodation within defined settlements that offer an appropriate range of facilities and services. Further, the institution will meet a local need and will not affect tourism.

Option 2 is to have no policy.

Option 3 is to only permit specialist accommodation throughout the district where it would not lead to clustering, not give rise to public safety issues and external space for recreation is provided. Exceptionally proposals may be acceptable outside of settlement development boundaries.

#### Comparative effects

All options will provide accommodation to meet the needs of specialist groups within the district, which will contribute to health equality, and option 1 will ensure that local need is met. Option 1 restricts development to defined settlements, which protects greenfield land. Specialist accommodation provides jobs and requiring such accommodation to be located in settlements will ensure that workers have good access to the site. The most positive impact will occur under option 1, which requires accommodation to be directed to districts settlements. Option 1 will also protect the tourism industry by ensuring that proposals for residential institutions do not affect the districts tourist image. Option 3 will require development proposals to consider and justify that they will not give rise to adverse impacts on public safety. Option 3 will also require proposals to provide external space for recreation, which will increase the amount of private open space in the district.

✓ - option that best meets the objective

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

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

**SA Task B3:** Predicting the effects of the DPD

**SA Task B4:** Evaluating the effects of the DPD

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

### **SEA Directive says:**

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

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

This part of the SA requires an assessment to be made of the social, environmental and economic impacts of the Core Strategy. Impacts need to be described in terms of their magnitude, geographical scale, time period over which they will occur, permanence, likelihood and any secondary or cumulative effects. This section is split into four parts; the first summarises the impacts of the strategic policies, the second outlines the effects of the each of the themed sections of the Core Strategy (split into core policies and development policies), the third outlines the effects on each of the main towns in the district and recommends mitigation and enhancement measures that can be incorporated as part of the 'key projects', and the final part outlines the cumulative impact of the whole Core Strategy.

### **Strategic Policies**

Strategic options were appraised as part of the initial appraisal work and the Core Strategy includes five strategic policies, which will deliver the spatial strategy (new jobs, new homes, improving the strategic transport network, settlement hierarchy and essential infrastructure improvements).

The spatial strategy will ensure that employment opportunities are accessible to centres of population by supporting a diverse range of employment opportunities. 7,000 full time equivalent jobs are expected to be created in the plan period. The key projects include employment opportunities for the district's main towns and some of the rural service centres. The rural economy will be enhanced through the promotion of tourism in the rural areas and supporting farm diversification schemes. Inward investment will significantly increase and the seaside towns will be regenerated; which will also promote tourism. Promoting tourism is an important element of this approach as it involves utilising the districts strengths. Levels of unemployment should reduce, which will help to tackle deprivation. The skills base of the population will be enhanced through the joint working between the Council and education authority to improve education establishments. The Bathside Bay development will adversely affect the integrity of the Stour and Orwell Estuaries SPA/Ramsar site, however this has already been accepted and a compensatory habitat will be provided. The promotion of the districts natural assets, e.g. Hamford Water will result in increased visitor pressure, to the detriment of the ecological structure and function of these protected sites. Harwich will accommodate a significant amount of employment development largely associated with Bathside Bay. Large parts of Harwich are at risk of flooding and it will be essential that the PPS25 sequential test

and exception test are passed. The spatial strategy will support the renewable energy industry; however reference should be made in policy SS1 to the support to the implementation of renewable energy technologies too.

This approach will ensure the delivery of 6,300 homes, which will support the growing population and address the overwhelming need for affordable housing. Affordable homes and a mix of housing types will be delivered, which will help to address deprivation. The Core Strategy will ensure that new dwellings make efficient use of land by directing development to brownfield sites and promoting high density development. However, as the recent housing boom has exhausted the majority of sites within existing settlements it is expected (according to the Strategic Housing Land Availability Assessment) that only 20% of residential development will take place on brownfield land in the plan period. Whilst nationally the housing market is suffering due to the recession the plan will run up until 2031 and it is anticipated that the housing market will improve and so whilst there may be a short term reduction in housing building the Council is confident that 6,300 dwellings will be built within the plan period. The delivery of new homes will provide employment opportunities in the construction industry and through the provision of services/ facilities to support new housing. A small amount of dwellings will be directed to rural service centres, which will help to sustain rural communities. Infrastructure and services will be delivered as part of new housing to ensure that new housing does not place pressure on existing services. Phased improvements to building regulations in relation to the energy efficiency of new dwellings will be introduced from 2010 and from 2016 new dwellings will be required to be zero carbon. The Core Strategy will encourage a minimum of level 3 of the Code for Sustainable Homes to be met, which will ensure the delivery of more sustainable homes.

There are 14 railway stations in the district and seeking improvements to the railway network will increase the amount of people using the train. Safeguarding and improving bus services throughout the district and assisting in the delivery of a district wide network of footpaths and bridleways will also promote sustainable modes of travel. Improvements to the bus and rail services in the district will contribute to improved equality by providing those without a car with the opportunity to travel around the district more easily. Upgrading the A120, which is required as part of the planning consent for Bathside Bay, and possibly the A120/A133 interchange will help promote the port and secure inward investment both in Harwich and elsewhere within the district. Upgrades to the A133 and A120 will reduce congestion, which will improve air quality, although there will be a negative impact on air quality if there is a significant increase in journeys on these roads.

The settlement hierarchy will reduce the need to travel and promote sustainable modes of travel by directing development to the district's main centres of population. The settlement hierarchy recognises the importance of rural service centres and this will ensure that growth, appropriate to the scale of the village, can take place within the rural areas, which will help to sustain and enhance villages. Small scale development in villages helps to promote social cohesion by, for example, providing new homes so that young people who have grown up in the village have the opportunity to live there and retaining local services/ facilities through an increase in customers.

Upgrading the roads in the district, particularly the A133 and A120 will help to secure inward investment, promote development of the ports, reduce congestion and improve accessibility. The delivery of new schools will help to improve levels of educational attainment by ensuring that existing class sizes do not increase to the

detriment of pupils. The policy recognises that improvements to Jaywick STW are necessary, which will help to maintain water quality.

### Mitigation and enhancement

- More detail is needed concerning the promotion of the district's natural assets and the SPAs/ SAC should not be promoted in the absence of a study to investigate whether these sites can cope with additional visitor pressure. Currently 52.84% of the Colne Estuary SSSI, 71.44% of Hamford Water SSSI and 99.73% of the Stour Estuary SSSI are in unfavourable condition and declining.
- The support to the implementation of renewable energy technologies should be referred to in policy SS1.
- The SA of the Site Allocations DPD will need to help ensure that housing sites avoid flood risk areas, historic assets, highly sensitive landscapes and nature conservation interests.

### Equality Impact Assessment

The strategic policies will not adversely affect an equality target group.

## **Core Policies**

### ***Managing Growth***

There are four policies in the Managing Growth section:

- CP1 - Containing Urban Growth;
- CP2 – Development in the Countryside;
- CP3 – Securing Facilities and Infrastructure; and
- CP4 – Transport Accessibility.

These policies are considered to be more sustainable than the alternatives considered.

This section of the Core Strategy gives certainty about the type of development that will be acceptable in the countryside and clearly defines the countryside as areas outside of settlement development boundaries. This certainty will avoid speculative development in the countryside. The CPRE report, Brownfield Market Signals, concludes that the availability of greenfield land decreases the viability of brownfield sites. The general presumption against development in the countryside will ensure that development is directed to existing settlements; and the transport hierarchy will ensure that sustainable modes of travel are given the highest priority. It is highly likely that infrastructure will be in place prior to the completion of development and the Community Infrastructure Levy or other equivalent tariff-based contributions mechanism will ensure that even small development contributes to infrastructure provision. The Community Infrastructure Levy could also possibly include contributions towards renewable energy generation; indirectly leading to an increase in renewable energy and reduction in greenhouse gas emissions. The Council is unlikely to implement the Community Infrastructure Levy in the short term as this is an emerging piece of work.

### Adverse effects

The policies in this section are overall very positive, however appraisal work has identified that the impact on the rural economy and historic assets is uncertain. It is

considered however that appropriate policies in the Core Strategy will ensure that appropriate economic development within the rural area is able to come forward and legislation and policies in the Core Strategy will ensure the protection of the historic environment.

Policy CP2 allows certain types of development in the countryside. Development in the countryside could result in the loss of greenfield land; adversely impact landscape character; and could affect environmentally designated sites. Development in the countryside is also likely to lead to people travelling to/from the site by private car; thereby increase air pollution and greenhouse gas emissions.

#### Mitigation and enhancement measures

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

#### Equality Impact Assessment

Development could potentially affect elderly and disabled people with mobility impairments. However, the Core Strategy promotes sustainable travel links and includes a transport hierarchy which gives top priority to those with mobility impairments. Additionally, major sites will require a percentage of dwellings to be built to lifetime homes standard and so these equality target groups will not be affected.

Some ethnic groups may find that their traditional building styles may not fit into the established character of an area. However, the Core Strategy promotes Village Design Statements, which will provide a way for all people to get involved in design issues.

#### ***Our Place***

There are seven policies in Our Place section:

- CP5 – Achieving a Sense of Place.
- CP6 – Tackling Climate Change;
- CP7 – Flood Risk, Coastal Change and Water Conservation;
- CP8 – Nature Conservation and Geo-Diversity;
- CP9 – The Historic Environment;
- CP10 – The Countryside Landscape; and
- CP11 – Green Infrastructure.

These policies are considered to be more sustainable than the alternatives considered.

It is highly likely that high quality design will be achieved, which will secure a sense of place. It is highly likely that sustainable drainage systems (SuDS) will be required as part of all development as applicants will be expected to justify why they have not used SuDS in all cases. SuDS reduces the risk of flooding, improves water quality, can recharge underground aquifers and can enhance biodiversity. It is highly likely that water conservation measures will be required as part of development. Water quality will be maintained as development will need to demonstrate that wastewater can be dealt with within the confines of existing consents, as recommended in previous SA work. The Water Cycle Study has shown that many of the sewage treatment works (STW) within the district have limited headroom and so will not be

able to cope under present consents with increased wastewater. It is essential that this issue is resolved prior to development commencing. Levels of recycling, sustainable construction and renewable energy will all certainly increase over the plan period. As the plan period progresses and sustainable construction and renewable energy technologies become cheaper and building regulations improve greenhouse gas emissions will reduce. Nature conservation sites and interests will be protected and enhanced. It is highly likely that international and nationally designated sites will be protected as legislation exists to protect these sites. It is likely that local sites will be protected as the policy requires local sites to be protected from development that is likely to have an adverse impact, although the wording of the policy could be stronger. Whilst habitat enhancement and creation will take place as part of development this will not occur in every case and is only likely to occur as part of major development. The historic environment will be protected and enhanced; legislation exists in addition to policies in the Core Strategy, and the creation of a local list will protect non-statutory protected historic assets. Whilst it is likely that landscape character and the undeveloped coast will be protected through this section of the Core Strategy and as recommended by previous SA work the proposed extension to the Suffolk Coast and Heaths AONB will be subject to a high level of protection, the Core Strategy spatial strategy will lead to development in the coastal protection belt. Regeneration will be able to come forward in Walton, Harwich and Jaywick, three of the district's regeneration areas, as the flood risk sequential test will be applied at settlement level rather than district wide. Applying the sequential test at district level would certainly mean that sites in these regeneration areas would fail to pass the sequential test as there would be alternative sites at lesser risk of flooding elsewhere within the district. The tourist economy will be enhanced through supporting tourist facilities and visitor centres within the Dedham Vale Area of Outstanding Natural Beauty (AONB) and area proposed as an extension to the Suffolk Coast and Heaths AONB.

### Adverse Effects

Promoting tourism in the area proposed as an extension to the Suffolk Coast and Heaths AONB could possibly affect the Stour and Orwell Estuaries SPA. This will need to be considered if the Council promotes tourism in this area in partnership with the Suffolk Coast and Heaths AONB Management Board and Natural England. No other potential adverse effects have been identified as a result of this section; however some policies could have an even greater positive impact on the sustainability objectives as outlined below.

### Mitigation and enhancement measures

The code for sustainable homes is a voluntary scheme and it is only the energy efficiency category that will be set through building regulations. Policy CP6 should therefore make specific reference to the code level the Council will seek to achieve. It is recommended that this ties in with building regulations improvements: level 3 from 2010, level 4 from 2013 and level 6 from 2016. Policy CP6 should refer to sustainable design measures and climate change adaptation measures. Sustainable design can be an inexpensive measure to reduce the greenhouse gas emissions of a dwelling and this should be referred to in addition to sustainable construction. Whilst this section includes a policy on green infrastructure, which is a climate change adaptation measure, this function is not made clear in policy CP11.

The green infrastructure standards should be included in policy CP11 so it is clear how development will contribute to the green infrastructure network. Increased contributions towards green infrastructure should be sought if monitoring of

international sites identifies that visitor disturbance is adversely affecting the site(s). This should be made clear in the policy to ensure that the Council can seek higher levels of contributions where appropriate.

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

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

### Equality Impact Assessment

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

### ***Our Prosperity***

There are five policies in the Our Prosperity section:

- CP12 – Regeneration Areas;
- CP13 – Employment Sites;
- CP14 – Freight Transport;
- CP15 – Tourism;
- CP16 – Town, District, Village and Neighbourhood Centres.

These policies are considered to be more sustainable than the alternatives considered.

Inward investment will be secured and employment land will be safeguarded from alternative uses, which will help the district's economy. Eight regeneration areas in five settlements are identified for regeneration. Regeneration will address levels of deprivation, increase educational attainment, create new jobs, contribute to health and income equality and promote social cohesion. The regeneration of the eight regeneration areas will also benefit the district's town centres and tourist economy. Tourism will be actively promoted, which will bring many benefits to the district. It is highly likely that this will be achieved as the regeneration areas include the district's traditional tourist areas and the Council's regeneration company is currently working on regeneration proposals for Walton-on-the-Naze, Harwich and Clacton. Rural employment sites and local retail centres will be protected, to the benefit of the district's rural economy and rural residents. Sustainable freight will be encouraged, which will reduce the amount of HGVs and associated pollution. Clacton Town Centre and Seafront, Harwich, Dovercourt Town Centre, Mistley and Brightlingsea are all notified as conservation areas and are also regeneration areas. Development will enhance the character and appearance of these conservation areas to the benefit of the district's historic environment.

### Adverse Effects

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

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

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

### Mitigation and enhancement

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

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

Sustainable travel into the district should be promoted as part of the tourism strategy.

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

### Equality Impact Assessment

The promotion of the night time economy could make women feel unsafe at night. However, the Core Strategy promotes high quality design that incorporates measures to design out crime.

### ***Our People***

There are seven policies in the Our Place section:

- CP17 – Improving Health;
- CP18 – Delivering a Housing Mix;
- CP19 – Gypsies and Travellers;
- CP20 – Community Facilities;
- CP21 – Play Pitches and Outdoor Sports Facilities;
- CP22 – Children's Play Areas; and
- CP23 – Residential Densities

These policies are considered to be more sustainable than the alternatives considered.

A mix of dwellings at an appropriate density will certainly be delivered, including affordable housing. Rural exception schemes for 100% affordable housing schemes will come forward subject to meeting the criteria in PPS3. However, the amount of affordable housing units likely to come forward this way is uncertain. Gypsy pitches will likely be provided in accordance with the demand identified in the Essex Gypsy

and Travellers Accommodation Assessment, although the majority of recent applications for gypsy pitches have been refused by the Council. The allocation of gypsy sites is more likely to lead to an increase in authorised pitches. Authorised pitches will reduce social tension and the adverse environmental impacts from unauthorised encampments. Children's play areas contribute to the social and educational development of children and these areas will certainly be delivered as part of development. This is happening now and will continue to do so. Recreational facilities, open space and community facilities will be safeguarded and new ones created, which will help to reduce isolation and the need to travel. It is highly likely that health services will be provided as part of development, which will reduce health inequality.

### Adverse Effects

The SHMA indicated that due to the high level of demand for affordable housing an affordable housing target of 40% could be set. However, the Core Strategy target is for 30% of dwellings to be delivered as affordable housing.

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

### Mitigation and enhancement

Selecting gypsy sites as part of the Site Allocations DPD will enable sites with no environmental constraints to be identified; rather than dealing with gypsy sites on a case by case basis as part of development control. The gypsy circular recognises that local nature conservation and landscape designations should not be used as a reason to refuse applications for gypsy pitches and these local designations can be avoided if gypsy provision is positively planned for.

### Equality Impact Assessment

There is currently a lack of sites for gypsies and travellers in the district. However, gypsy sites will be safeguarded in the Site Allocations DPD and so this ethnic group will not be discriminated against.

## **Development Policies**

### ***Managing Growth***

There are four policies in the Managing Growth section:

- DP1 – Design of New Development;
- DP2 – Backland Residential Development;
- DP3 – Garden Extensions into the Countryside; and
- DP4 – Private Amenity Space for Residential Development.

These policies are considered to be more sustainable than the alternatives considered.

Efficient use of land will be made by accepting lower private amenity standards in town centres and by accepting, in principle, proposals for backland development. Sustainable travel will be encouraged through the creation of cycle parking as part of development. Open space will be delivered through these policies and existing open spaces will be protected. Open space brings many social and environmental benefits; including promoting healthy lifestyles and protecting biodiversity.

Development will be required to incorporate measures to design out crime, which will help to tackle crime (fear of and actual crime) and anti social behaviour. These policies will help to ensure that development does not affect residential amenity, which will help to promote social cohesion; the design policy is split into three sections and one of these deals with avoiding/minimising negative impacts on residential amenity. These policies will address climate change through a number of measures. Orientating dwellings to the south will result in solar gain, which will reduce the amount of energy needed for lighting and heating. Water storage will reduce surface water flooding and conserve water. These policies will ensure that the impact on landscape character is considered and that development is sympathetic to local character and distinctiveness. Nature conservation areas will also be protected. Finally, recycling will be encouraged through the requirement to provide space within a site for the storage of recycling facilities.

### Adverse effects

Backland development will result in the loss of gardens, which will increase the risk of surface water flooding through an increase in hard surfaces and reduction in space to hold water. Gardens can have a high biodiversity value, which will be lost through backland development. Further, if outbuildings are constructed in garden extensions landscape character will be adversely affected.

### Mitigation and enhancement

To maximise climate change mitigation and adaptation through design a sustainability statement could be required as part of the Design and Access Statement. This will ensure that every development considers climate change issues at the design stage. The Environment Agency, in response to an informal SA consultation, recommended a checklist approach to climate change adaptation to help ensure that developments are climate proofed at the outset.

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

Policy DP1 refers to the need for utility services and infrastructure to be in place; reference could possibly be made to the wastewater infrastructure network in the supporting text to ensure that this important issue is not overlooked.

Policy DP3 could require permitted development rights to be removed for outbuildings as part of garden extensions to help protect the setting of the countryside.

### Equality Impact Assessment

Development could potentially affect elderly and disabled people with mobility impairments. However, the Core Strategy promotes sustainable travel links and includes a transport hierarchy which gives top priority to those with mobility impairments. Additionally, major sites will require a percentage of dwellings to be built to lifetime homes standard and so these equality target groups will not be affected.

Some ethnic groups may find that their traditional building styles may not fit into the established character of an area. However, the Core Strategy promotes Village Design Statements, which will provide a way for all people to get involved in design issues.

## ***Our Place***

There are four policies in the Our Place section:

- DP5 – Landscape Impacts;
- DP6 – Development Affecting Protected Trees and Hedges;
- DP7 – Development in Conservation Areas; and
- DP8 – Development Affecting Listed Buildings.

These policies are considered to be more sustainable than the alternatives considered.

These policies will ensure the protection and enhancement of nature conservation interests, historic assets and landscape character. Detailed criteria are included in these policies, which will ensure that the different aspects that make up the historic and natural environment are considered.

### Adverse effects

These policies will not result in any adverse effects. However, the impact of the conservation area policy and listed building policy on the potential for sustainable construction and renewable energy is uncertain and will depend upon implementation.

### Mitigation and enhancement

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

### Equality Impact Assessment

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

## ***Our Prosperity***

There are five policies in Our Prosperity section:

- DP9 – Development in Defined Centres;
- DP10 – Conversion and Re-Use of Redundant Buildings in the Countryside;
- DP11 – Occupancy Timescales for Tourist Accommodation;
- DP12 – Agriculture/ Forestry Buildings and Structures; and
- DP13 – Equestrian Development.

These policies are considered to be more sustainable than the alternatives considered.

It is highly likely that agricultural workers dwellings will be retained where there is a need in the locality and new dwellings for agricultural workers will come forward where there is a genuine need. Clacton town centre will be subject to the proposals within the Area Action Plan and so the impact on the town centre will depend on the content of the Area Action Plan. The vitality and viability of the retail centres within the district will very likely be sustained by ensuring that ground floor uses remain in active use. The tourist economy will be enhanced through support given to the re-use of rural buildings for self catering holiday accommodation. This will also support the rural economy; as will equestrian development. Furthermore, supporting agricultural buildings and dwellings will help to sustain farming enterprises, which will sustain and enhance the rural economy. The risk of flooding to people will be minimised in the coastal areas of the district by restricting the occupancy of holiday accommodation over the winter period. The risk of flooding is likely to increase as the plan period progresses; the UKCP09 (climate projections) forecast that average winter precipitation will increase by 6% under a medium emissions scenario and 7% over a high emissions scenario by 2020 and sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 from a 1990 baseline. The re-use of rural buildings will, in some cases, enhance the historic environment where the building is listed or curtilage listed. Nature conservation sites will be protected over the wintering period, which is one of the most sensitive times for the key features of the international sites within Tendring. The replacement of rural buildings will only be permitted in exceptional circumstance as there is an emphasis on the re-use of rural buildings.

#### Adverse effects

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

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

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

#### Mitigation and enhancement

To help ensure that local shops are retained policy DP9 could state that local shops will be protected from change of use, particularly to residential use.

Whilst bats and barn owls are protected by legislation and policy CP8 as they are often found present in rural buildings reference to them should be included in policy DP10. To enhance sustainable travel in the rural area reference to the promotion of sustainable travel could be included in policy DP10.

To minimise the impact of agricultural buildings and agricultural workers dwellings they should be located close to existing buildings and/or areas of hardstanding.

To avoid new residential development in the countryside the supporting text to DP13 could explain that equestrian facilities will be expected to be related to an existing dwelling. This will help to avoid the situation whereby residential development in the

countryside is proposed to ensure the care of horses within equestrian sites that are unrelated to existing dwellings.

### Equality Impact Assessment

The promotion of the night time economy could make women feel unsafe at night. However, the Core Strategy promotes high quality design that incorporates measures to design out crime.

### ***Our People***

There are seven policies in the Our People section:

- DP14 – Health Impact Assessments;
- DP15 – Protecting Existing Community Facilities;
- DP16 – Green Infrastructure in New Residential Development;
- DP17 – Affordable Housing in New Developments;
- DP18 – Rural Exception Sites;
- DP19 – Aspirational Housing; and
- DP20 – Residential Institutions and Care.

These policies are considered to be more sustainable than the alternatives considered.

This section will address housing issues for all groups within the district. It is certain that affordable housing will be provided as part of major new development and likely that rural exception schemes for 100% affordable housing will come forward on the edge of settlements. There is an overwhelming need for affordable housing within the district and the provision of affordable housing will help to tackle levels of deprivation. As recommended in previous SA work there will be flexibility in affordable housing provision in regeneration areas, which will ensure that regeneration proposals are not prejudiced. Employment opportunities will remain by retaining community facilities; this will particularly benefit rural communities. As recommended in previous SA work the loss of community facilities will only be acceptable if replacement facilities are available within 800 metres of the existing facility, which will ensure that good access is maintained. Walking and cycling is likely to increase; this will be considered as part of Health Impact Assessments. Health Impact Assessments, which will almost certainly be required for every development of 50 dwellings or more, will ensure that the effects on health services is considered, which will help to ensure that existing residents do not suffer from a strain placed on existing services. Under this section health facilities will also be required to be provided in an equally accessible location if lost. The retention of community facilities will promote social cohesion; this is particularly important in rural areas where residents with restricted mobility may find it hard to travel. The framework is provided for residential institutions to come forward, with a focus on meeting local need for such facilities.

### Adverse effects

This section will lead to development in the countryside (rural exception sites). This will lead to the loss of greenfield land and affect landscape character and biodiversity.

### Mitigation and enhancement

The best practice requirement for affordable dwellings to be ‘pepper potted’ around sites could be referred to in policy DP17 to ensure that this is achieved.

Policy DP16 could require public open space to connect to the green infrastructure network as a means of enhancing the network. As a preventative measure policy DP16 should require a higher level of open space for sites close to an international site where monitoring has indicated that the international site is deteriorating as a result of visitor pressure.

### Equality Impact Assessment

There is currently a lack of sites for gypsies and travellers in the district. However, gypsy sites will be safeguarded in the Site Allocations DPD and so this ethnic group will not be discriminated against.

### **Effects on each settlement**

#### ***Clacton – ‘Building a 21<sup>st</sup> century year round resort’***

Clacton will deliver a high proportion of the homes needed throughout the plan period; 3,100 homes will come forward as part of a new neighbourhood to the north-west of the town and 700 homes will come forward as part of a new neighbourhood to the east of the town. The area to the north-west scored most favourably, along with the area immediately to the south, as part of the appraisal of the broad areas of search. This area has limited constraints and so development is highly likely to come forward in the early part of the plan period, subject to the performance of the housing market. Phased improvements to building regulations in relation to energy efficiency and the Code for Sustainable Homes will result in more sustainable homes. Jobs will be delivered in association with housing growth. However, the Employment Land Study indicates that the majority of Clacton’s new jobs will be delivered through economic growth in the town centre, predominantly in the retail and office sectors, and the office sector will grow significantly during the plan period resulting in the need for an out of town business park. The industrial and warehousing sector will also be supported. The Core Strategy will regenerate Jaywick, which is identified as one of the most deprived areas in the country through a joint stakeholder regeneration programme. The Clacton AAP will result in improvements to the Town Centre and tourist economy. The creation of mixed use, well connected neighbourhoods will reduce the need to travel and make sustainable travel a realistic option. Social infrastructure needed to support new housing has been identified in the Infrastructure Study and is set out in the Core Strategy. The identification of these facilities at such an early stage will very likely ensure that they are delivered as part of housing development, although the need for services/ facilities must be kept up to date. Open space and green infrastructure will be provided; including a country park in west Clacton (although the Council does not own the land and so the delivery of this is not certain) and improvements to the Pickers Ditch Walkway. There are protected areas of open space within the eastern neighbourhood area and these must not be lost as part of development, unless replaced by equal or improved facilities. The Landscape Impact Assessment reports that the proposed allocation north of the town is visually sensitive on account of its open character and strong sense of arrival. However, various mitigation measures are proposed to mitigate the harm, including maintaining the sense of arrival and various landscaping and green infrastructure. The St John’s Relief Road is highly likely to come forward in the early part of the plan period in association with development and this has the potential to

reduce levels of congestion within the town centre, which will reduce levels of pollution. However, the development of greenfield land will adversely affect soil quality and the north-west development area has unresolved wastewater capacity issues. A large part of Jaywick lies within flood zone 3a. Jaywick is well defended at present; however the risk of flooding from a breach in the sea wall or overtopping will increase as a result of climate change. UKCP09 (climate projections) forecast that sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). Any development in Jaywick must pass the PPS25 sequential test and exception test. Part of the broad area of search for the East Clacton Neighborhood Development is high flood risk; generally the high flood risk area is adjacent to the current settlement boundary of Clacton. Along this same area is a high risk of surface water flooding. The seafront forms a key part of Clacton's heritage and this will be protected, including the seafront gardens, which are on the list of registered parks and gardens. Clacton Seafront Conservation Area will be protected and improvements will enhance the character and appearance of the area. The retention of the gaps between Clacton and Little Clacton, Clacton and Jaywick and Clacton and Holland-on-Sea will protect landscape character and the identity of the smaller settlements. Development in the east Clacton neighborhood area could adversely affect Holland Haven Marshes SSSI through increased levels of disturbance. However, the provision of open space and the Pickers Ditch Walkway to link the proposed country park in west Clacton will help to reduce adverse effects. The Water Cycle Study (WCS) has identified that the Jaywick Sewage Treatment Works (STW) is operating above consented capacity and there are no plans to apply for an increase in discharge consent. The Infrastructure Study suggests that if funded by the developer improvements could be made by 2016, but if left to Anglian Water it could be 2021. Anglian Water has identified that growth in this area will likely result in flooding from sewers draining to West Road and into a combined sewer outflow. However, the WCS has indicated that St Osyth and Clacton STWs should have capacity to cope with the increase.

#### Mitigation and enhancement

Consideration should be given to:

- Requiring a percentage of new dwellings to be built to lifetime homes standards.
- Increasing the proportion of affordable units as Clacton has the highest demand for affordable housing.
- A business park should not come forward unless it can be demonstrated that there is a lack of space within the town centre for office/ business development and that it would not harm the vitality and viability of the town centre.
- Opportunities should be taken to improve the sub-standard residential units in Jaywick with particular emphasis on minimising the effects of flooding.
- Development within areas of flood risk in Jaywick will need to pass the sequential and exception tests, which can be applied at settlement level rather than district wide.
- Within Jaywick higher ground such as in parts of Brooklands should be favoured for siting of more vulnerable development such as health facilities and housing.
- Development at the eastern neighborhood must avoid the flood risk area and if it forms part of the site area it should be developed as open space.
- The boundary of the east Clacton neighborhood area will need to be clearly defined to ensure that the contrast between the peaceful unsettled Holland valley system and the urban edge of Clacton remains and landscaping will help to soften the edge of Clacton.
- It should be made clear in the Core Strategy that planning permission will not be granted unless it can be demonstrated that wastewater can be dealt with within the confines of existing consents.

- The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.

***Harwich – ‘Promoting maritime history whilst building a gateway to Europe’***

900 dwellings will be allocated in Harwich, which is 14% of the district’s requirement. Housing will be distributed to a number of areas within the town and it is highly likely that development will come forward throughout the plan period as the Council recognise that there is the potential for greenfield land unrelated to economic development (urban extensions in west Harwich) to come forward earlier than planned if site constraints hold up the delivery of other sites. It is recognised in the Phase One Infrastructure Study that only a small amount of development in Harwich (20-25%) will come forward in the early part of the plan period. As the district’s second largest settlement high density can be expected, which will make efficient use of land. However, the vast majority of new housing development will take place on greenfield land. 2,900 jobs may be delivered in Harwich, with confidence that at least 1,000 jobs will be created. Whilst the majority will be related to Bathside Bay the remainder will be delivered through the new housing and services/facilities this will bring. It is anticipated (as set out in the planning application) that Bathside Bay will create around 700 direct jobs and 1,000 secondary jobs. Bathside Bay will bring substantial economic benefits for Harwich and indeed the whole of the district. However, whilst planning permission was granted in 2006 work has not commenced and prior to work commencing on the port the A120 must be upgraded and a compensatory habitat to mitigate the adverse environmental impacts of the development must be provided and so the port will not be operational until the later stages of the plan period. There is also a degree of uncertainty over whether the port will become operational in the lifetime of the plan; if not there would be implications for the spatial strategy and so the Council has stated its intention to review the Core Strategy if expansion of the port does not commence before 2016. The Phase One Infrastructure Study recognises the high cost of bringing development forward in Harwich owing to the infrastructure constraints. Regarding the Pond Hall Farm site it concludes that the higher levels of housing in Harwich the greater the chance of bringing forward the site as a strategic employment site as contributions could be pooled to fund the improvements necessary to the A120. Harwich is a priority regeneration area and the proposals contained within the adopted Harwich Master Plan and Dovercourt Regeneration Study will help to regenerate the area, increase investment, make the area more attractive for visitors and revitalise the town centres. It is very likely that these proposals will be delivered; some already have been, as they have been developed in partnership with other organisations and are being progressed by the Council’s Regeneration Company. Essex County Council has confirmed that new primary schools will be required and the Harwich School would need to be expanded given the amount of development likely, but this would be tight and may still not quite accommodate demand. It will be essential that the Council continues to liaise with Essex County Council to ensure that school provision can be made. The Harwich Linear Park will form part of the district’s green infrastructure network. It will create a wetland wildlife habitat, which will relieve pressure from visitor disturbance to the international sites in the district and improve access to the countryside. It will also encourage more sustainable journeys; to maximise the potential for sustainable travel connections between development should be made to the Linear Park wherever possible. A country park is proposed in the Local Plan within the vicinity of Pond Hall Farm and this should be delivered. A large part of Harwich is at a high risk of flooding. The Harwich SFRA predicts that in the future existing defences in Harwich could be overtopped by tidal extremes due to rising sea levels. UKCP09 (climate projections) forecast that sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). The SFRA found that the raising of

defences and the replacement of flood gates would be an expensive but possible solution and the residual risk of bank breaching will increase in the future despite efforts to raise banks (the difference between the peak tidal level and the ground level will increase). It will be essential that development in flood risk areas passes the sequential test and exception test and that the flood risk assessment clearly shows that safe access and egress can be provided. The SFRA warns that in the future safe access and egress is unlikely to be possible and so it is essential that the most vulnerable uses are not located within flood zone 3a. The SFRA recommends lower vulnerability uses at ground level, the provision of refuse areas, improvements to the flood warning system and the creation of emergency response plans. The Bathside Bay development will adversely affect the Stour and Orwell Estuaries SPA/Ramsar site, however at the public inquiry into the proposals it was concluded that Bathside Bay is needed for imperative reasons of overriding public interest. Accordingly a compensatory habitat is required at Hamford Water, prior to port expansion. The Pond Hall Farm site and old Harwich are close to the Stour and Orwell Estuaries SPA/ Ramsar site and proposals could affect this site through increased disturbance. The Harwich Master Plan includes a marina and whilst this is not within the Stour and Orwell Estuaries SPA/ Ramsar site it could affect this site in terms of increased pollution and erosion. Harwich has a rich maritime heritage and any development has the potential to affect the historic environment. However, the Core Strategy will support the proposals in the Harwich Master Plan and Dovercourt Regeneration Statement, which will both help to ensure the protection and enhancement of the historic environment. The west Harwich urban extensions are likely to have an impact on the landscape; the Oakley ridge forms a prominent landform and skyline. The Landscape Impact Assessment reports that the proposed allocation in west Harwich has open views and there is overlooking of adjacent properties. Mitigation measures are suggested to avoid harm to the landscape, including the creation of a green corridor and formal/informal open space. The scale of growth planned in Harwich would raise the discharge well over the current consent dry weather flow at the Harwich and Dovercourt sewage treatment works (STW). However, Anglian Water state that only one of the two aeration lanes is online so there is capacity for another 50% of secondary treatment. Furthermore the Phase One Infrastructure Study comments that as the majority of growth in Harwich will come forward towards the later stages of the plan period necessary upgrades/ increases in consent can be implemented without holding up development. The final Infrastructure Study states that if forward funded by the developer necessary improvements to wastewater infrastructure could be made by 2014.

#### Mitigation/enhancement

- Whilst the principle of a marina has already been accepted by the Council it will be essential that any future planning application for the marina clearly demonstrates, to the satisfaction of the Council and Natural England, that there will be no adverse impacts on the integrity of the SPA/Ramsar site.
- Pond Hall Farm and the west Harwich urban extensions have high potential for palaeoenvironmental deposits, which should be explored prior to development.
- Wherever possible all new development should connect to the Harwich Linear Park.
- The Council should continue to liaise with Essex County Council to ensure that school provision can be made.
- The flood risk sequential test and exception test must be passed. The Flood Risk Assessments (FRAs) at the development control stage will need to demonstrate that safe access and egress can be provided. In accordance with the recommendations of the SFRA FRAs must avoid medium-highly

- vulnerable uses at ground level, consider contributing to improvements to the flood warning system and create emergency response plans.
- It must be clearly stated in the Core Strategy that development will not be permitted unless it can demonstrate that wastewater can be dealt with within the confines of existing consents.
  - The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.

### ***Frinton and Walton – ‘Conserving and regenerating traditional Victorian seaside towns’***

Frinton and Walton will deliver approximately 800 dwellings. Whilst a large greenfield site will be needed to deliver this level of growth there are a number of regeneration sites within Walton, as identified in the Walton Regeneration Framework. The Core Strategy acknowledges that the urban extension should deliver residential care for older and disabled residents; identifying this need at an early stage makes it likely that this mix of housing will come forward. Frinton and Walton will deliver approximately 600 new jobs. The Council’s Regeneration Company, IN-Tend, have produced a Walton Regeneration Framework, which focuses on the delivery of key regeneration projects within the town. It includes a 10 year action plan and it is highly likely that regeneration proposals will be progressed. The vitality and viability of Frinton town centre is likely to increase as a result of the implementation of public realm improvements as set out in the Frinton Conservation Area Management Plan. Support will also be given to the extension of the Kirby Cross Trading Estate; this will ensure that a diverse supply of new jobs is delivered in Frinton/Walton throughout the plan period. However, there is a lack of professional and managerial jobs in the town. The urban extension is well located; close to schools, services and The Triangle Shopping Centre. Sustainable travel in this location will be a genuine option and as part of development linkages to existing areas should be made. Supporting the Walton regeneration proposals will bring forward development sites in accessible locations, thus reducing the need to travel. However, regeneration sites in Walton may include areas of flood risk and these sites must pass the sequential test and exception test. Development in flood risk areas will need to demonstrate that it reduces flood risk overall and does not increase the risk of flooding elsewhere. The Environment Agency has advised that the raising of land may be possible as a means of flood defence, however this is very expensive. Frinton Conservation Area will be enhanced as a result of the Conservation Area Management Plan. Walton is a Victorian seaside town and the regeneration proposals will have regard to its heritage. The urban extension is designated in the Local Plan as a local green gap and the Landscape Character Assessment sets out the importance of maintaining the strategic gaps between settlements in these locations. The Landscape Character Assessment states that positive landscape management should form part of any development in this area and explains that the area to the north of the urban extension should be maintained as a rural landscape forming an important setting to Hamford Water. Walton is an environmentally sensitive area; Hamford Water is located to the west and this is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. Whilst many of the regeneration sites are likely to be within the built up area it is likely that proposals will come forward for Walton Mere. This site is adjacent to the Hamford Water SSSI and the site itself contains a saltmarsh habitat; dominated by common cord grass and providing shelter to roosting and resting coastal wildfowl and waders. This area would be a natural extension to the SSSI; however, it is subject to too much disturbance to qualify. If this site comes forward for development habitat enhancement measures should be included. The Water Cycle Study states that Frinton and Walton sewage treatment works has sufficient headroom to cope with

projected growth. However, the Phase One Infrastructure Study has identified that sewers will need to be upgraded.

#### Mitigation/enhancement

- Protected open space should remain protected within the urban extension and connections should be made to new areas of open space that will be delivered as part of development.
- Green infrastructure should be delivered as part of the urban extension; this should connect to existing open spaces/ cycle paths etc.
- The urban extension has good potential for archaeological deposits and this will need to be investigated as part of the planning application.
- Landscape management measures will be needed as part of the urban extension; this must consider the need to protect and enhance the setting of Hamford Water and ensure settlement separation.
- Development in areas of flood risk must pass the sequential test and exception test, and must demonstrate that it reduces flood risk overall and does not increase the risk of flooding elsewhere.
- If development comes forward at Walton Mere it should include habitat enhancement measures.
- Development should not commence until the sewers have been upgraded to cope with the level of development.

#### **Brightlingsea – ‘Sustaining a healthy future for a unique riverside town’**

Brightlingsea will deliver approximately 150 dwellings, with an equivalent number of jobs, over the plan period, which will be split between committed development at the waterfront and an urban extension to the east of the town. There is a need for affordable housing and family homes in the town, which will be addressed by the urban extension. This level of development can be accommodated within existing primary and secondary schools, however at least one of the temporary classrooms at the infants school will need to be replaced with a permanent building. Whilst there are employment opportunities within Brightlingsea, and the Core Strategy supports the expansion of the Morses Lane Industrial Estate, a large proportion of residents are likely to travel outside of the town for work. Access is poor with one road into/out of the town, which is already congested particularly in the summer months, and public transport is poor. The Phase One Infrastructure Study identifies that health facilities are at capacity and the Core Strategy states that provision will be made for a small ambulance station within the urban extension. Pollution will increase as new dwellings will increase the amount of people travelling out of the town and there are also water quality issues from a lack of capacity at the sewage treatment works. Brightlingsea sewage treatment works (STW) already operates within 20% of the consented limit and new development is likely to exceed consented limits by 2011/12. The final Infrastructure Study states that if forward funded by the developer necessary improvements to wastewater infrastructure could be made by 2014. Brightlingsea is surrounded by the coastal protection belt designation and so development of the urban extension will result in the loss of part of this designated area. However, the Landscape Impact Assessment states that the urban extension relates strongly to the urban edge. Whilst the landscape quality is low the value is medium due to its usage and mitigation measures are proposed, which include the establishment of a green corridor and retention of potential footpath connections. The SFRA states that Brightlingsea waterfront has no flood protection and that development in this area would require additional defenses. The waterfront is also adjacent to the Colne Estuary SPA/ Ramsar site and Essex Estuaries SAC. However, whilst the Core Strategy makes reference to this development it is already

committed. The appropriate assessment of the Local Plan identified that development of the waterfront could adversely affect the site through coastal squeeze and disturbance. As a preventative measure the Council agreed to undertake a monitoring programme of visitors to sites, which is being progressed with neighbouring Colchester Borough Council.

#### Mitigation/ enhancement

- Contributions are very likely to be required towards improved health facilities as part of the urban extension; a Health Impact Assessment will be essential as part of the planning application.
- It should be made clear that development will not come forward unless improvements are made to Brightlingsea STW so that wastewater can be dealt with within the confines of existing consents.
- A Travel Plan must be submitted as part of the planning application for the urban extension, which considers alternative transport measures from the private car.
- The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.

#### ***Lawford/ Manningtree – ‘Safeguarding a prosperous future for the country’s smallest town’***

Manningtree and Lawford will deliver approximately 150 dwellings with an equivalent number of jobs. Owing to the character of the area around the proposed urban extension a wide mix of dwelling types is unlikely to be delivered. Housing will be delivered on greenfield land and will not be of high density owing to the character of the area. The urban extension is close to Manningtree Town Centre and new development will increase spending in local shops and pubs etc; enhancing the vitality and viability of the town centre. There is limited capacity in local primary schools and so discussions with the School Service must continue to ensure that levels of growth can be accommodated within existing schools as 150 dwellings would not be enough to generate the need for a new primary school. Manningtree High School could accommodate the pupils from this level of development. The urban extension is adjacent to the school and so new pupils will be able to walk/cycle to school and as part of this development adjacent land could be allocated for the school to expand. Lawford, Manningtree and Mistley has a number of employment opportunities and Manningtree train station is close by, providing future residents with good access to work locally and in Colchester, Ipswich, London, etc. Development will be served by the Manningtree sewage treatment works (STW) and the Water Cycle Study reports that this STW will remain 20% above consented DWF. Manningtree is designated as a source protection zone and so it will be important to carefully consider the correct use of SuDS to ensure that groundwater is not polluted. The wastewater and water supply infrastructure may need upgrading over the plan period and the Infrastructure Study states that this could be carried out by 2015 if forward funded by the developer. The area around the urban extension has low-medium landscape quality and value and is unlikely to have high biodiversity value. It is also unlikely to directly affect an environmentally protected site. Whilst the Historic Environment Characterisation reports that the urban extension has limited sensitivity to change the area contains linear cropmarks and is likely to preserve archaeological deposits. The Dedham Vale AONB is located to the west of the area but is unlikely to be affected owing to the limited intervisibility. The Landscape Impact Assessment suggests the establishment of formal open space and green buffers.

### Mitigation/ enhancement

- Discussions will need to continue with Essex County Council to ensure that the number of pupils generated from 200 new dwellings can be accommodated.
- Necessary upgrades to the wastewater and water supply infrastructure must be completed prior to development.
- An archaeological survey should be completed prior to greenfield development.
- Screening will be required along the boundaries of the urban extension, particularly the western boundary, to ensure that the setting and views into/out of the Dedham Vale AONB are not adversely affected.
- The mitigation measures outlined in the Landscape Impact Assessment should be implemented as part of development.

### **Rural service centres – ‘Protecting the countryside whilst creating a diverse, vibrant rural economy’**

Up to 200 dwellings are planned within the rural service centres during the plan period. Residential development in these locations will help to address local housing needs, including affordable housing. However, owing to the village setting high density will not be achieved and development will involve greenfield land. Business units will be delivered as part of housing development in Alresford and Weeley, planning permission has recently been granted for business units in Elmstead Market and expansion of the Plough Road Industrial Estate in Great Bentley will be supported. This will increase the amount of jobs in the rural area helping to sustain and enhance rural communities. A new car park will be delivered in St Osyth, which will reduce the amount of on-street car parking, to the benefit of the public realm. The Council will work with the relevant Parish Council's to ensure that the most sustainable sites are delivered, which will help to promote social cohesion and avoid the most sensitive landscape areas. The level of development in Alresford, Mistley and Thorpe le Soken can be accommodated within existing primary and secondary schools (providing that contributions are made towards necessary improvements and travel costs). There is no capacity within the primary school at Elmstead Market, which will need to be addressed. Capacity at Little Clacton and Weeley is uncertain. The impact on the need to travel is neutral as a village residents will need to travel elsewhere for work and other services/ facilities and shops, however new employment opportunities will be delivered which may reduce the need for existing residents to travel. Green infrastructure will be provided in Alresford, Elmstead Market, Little Clacton, Thorpe le Soken and Weeley, which will improve access to the countryside to the benefit of people and wildlife. Enhancements to Thorpe le Soken railway station are proposed, which includes improved pedestrian and cycle access to the village centre. However, proposals for Thorpe Maltings and station have been ongoing for many years and so it is uncertain whether these will be implemented within the plan period. New sewers will be needed to accommodate development in Alresford and Elmstead Market. Thorpe le Soken and Little Clacton are served by Clacton STW, which has capacity to accommodate the level of growth proposed. Mistley is served by the Manningtree STW and this may require infrastructure upgrades within the plan period. The Water Cycle Study contains no data for the Thorpe le Soken STW, however it notes that given the small amount of development there should not be a problem.

### Mitigation/ enhancement

- Essex County Council has advised that there is no primary school capacity to accommodate growth at Elmstead Market; this will need to be addressed prior to development taking place.
- The south of Alresford lies within the coastal protection belt and development should not take place in this area.
- Archaeological surveys should be submitted with planning applications.
- Settlement separation between Clacton and Little Clacton must be retained and development should not take place within the Local Plan green gap.
- Development in Thorpe le Soken will need to protect the character of the conservation area.
- Development in Little Clacton must avoid the flood risk area to the west of the village.
- The sewers must be upgraded in Elmstead Market and Alresford prior to development commencing.

### ***Equality Impact Assessment***

The key projects will not adversely affect any of the equality target groups.

### **Cumulative effects**

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

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

### ***Likelihood/ certainty***

It is highly likely that 6,300 dwellings will be provided in the plan period and 7,000 jobs will be created. It is certain that in the majority of cases affordable housing will be delivered as part of major development. However, the affordable housing percentage set in the Core Strategy is 30%, which compares to 40% in the Local Plan. The framework is provided for rural exception schemes to come forward, and in 2009/10 rural exceptions schemes were completed in Thorpe-le-Soken, nearing completion at Aingers Green and under construction in Thorrington. It is certain that the government target of 60% of new dwellings on previously developed land will not be met. The Strategic Housing Land Availability Assessment advises that only 20% of new dwellings are likely to be provided on previously developed land.

It is highly likely that regeneration will occur; eight regeneration areas have been identified in five settlements and various strategies have been/ are being produced to promote regeneration. As part of these regeneration projects the district's tourist economy will be promoted. It is highly likely that the vitality and viability of the town centres will be enhanced; particularly Clacton Town Centre. The Employment Land Study predicts that the majority of Clacton's job growth will be economic growth of the town centre and an Area Action Plan is currently being prepared for Clacton Town Centre. Frinton Town Centre will be improved as a result of public realm improvements identified in the Conservation Area Management Plan. It is highly

likely that the rural economy will be sustained and enhanced through the support given to small scale employment development in the countryside.

It is likely that the need to travel will be reduced as the Core Strategy will lead to mixed use development in the most accessible locations (the settlement hierarchy helps to ensure this). However, rural employment sites may increase the need to travel and an increase in visitors to the district will increase the amount of car journeys. Linked to the reduced need to travel, it is likely that sustainable modes of travel will increase as the Core Strategy will deliver a number of green infrastructure projects, supports improvements to the railway network and support improvements to the bus network.

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

It is certain that greenhouse gas emissions from new build will be reduced. From 2010 new dwellings will reduce carbon dioxide emissions by 25% from 2006 building regulations, 44% reduction by 2013 and 100% reduction by 2016. Whilst there are currently no standards for commercial development the government is looking at this and so it is very likely that standards will be introduced within the plan period. However, despite a per capita reduction, an increase in population may increase greenhouse gas emissions overall for the district. There is some uncertainty here as sustainable travel improvements may encourage existing residents to use the car less, which will reduce emissions and new employment opportunities in the district will very likely reduce levels of out-commuting. It is highly likely that the risk of flooding will be minimised. Development will need to pass the PPS25 sequential test and exception test, and part of this is to demonstrate that the risk of flooding will not increase on the site or elsewhere. SuDS will certainly be incorporated into the majority of developments as the Core Strategy requires applicants to justify the non use of SuDS. Additionally, strict occupancy restrictions for holiday accommodation will be applied in areas of flood risk. Whilst Harwich, Walton and Jaywick are all areas of flood risk where regeneration will be supported development will still have to pass the sequential test and exception test and be submitted with a flood risk assessment, which will ensure that the risk of flooding will not increase. It is very likely that biodiversity, high quality landscapes and the historic environment will be preserved through the protection these areas/assets are afforded by legislation. However, the development of Bathside Bay, which the Core Strategy supports, will adversely affect the integrity of the Stour and Orwell Estuaries SPA/ Ramsar site and the Brightlingsea waterfront development (already committed) is likely to affect the Colne Estuary SPA/ Ramsar site through increased levels of disturbance. Furthermore, the promotion of the districts natural assets as tourist attractions could affect environmentally protected sites and development in east Clacton could affect the Holland Haven Marshes SSSI. Whilst biodiversity may be enhanced through habitat creation as part of development this will not occur in every case. The Water Cycle Study has identified that there are issues in terms of wastewater and if these

are not addressed before development comes forward water quality will be adversely affected.

### ***Geographical area***

The whole district will be affected by the implementation of the Core Strategy. The main urban areas will be affected the most by the Core Strategy as the vast majority of dwellings and new jobs will be located in Clacton, Harwich, Frinton/Walton, Lawford/Manningtree and Brightlingsea. The biggest impact will be in Clacton and Harwich, which are expected to provide 4,100 and 900 new dwellings respectively and Harwich will deliver a large proportion of new jobs owing to the Bathside Bay development. However, despite this urban focus some development will be directed to the rural areas; although this will be small scale.

### ***Temporary/ permanent***

The impacts of new built development will be permanent and as the population increases the need for housing and employment land/premises will also increase and so housing and employment supply will need to be monitored. Adverse environmental impacts can be permanent and so these will need to be carefully considered as part of the implementation of the Core Strategy. The Core Strategy contains policies, which will help to ensure that adverse effects do not occur.

### ***Timing***

Dwellings will be delivered throughout the plan period and the Core Strategy sets out a 5 year, 10 year and 15 year housing supply. Whilst jobs will be created throughout the plan period in association with new housing a large proportion of jobs are related to Bathside Bay and so will be created in the long term. As strategies for all regeneration areas and town centres either have or are being prepared positive impacts will occur in the short term. Whilst infrastructure will be required throughout the plan period and will be secured through planning obligations the Community Infrastructure Levy or other equivalent tariff-based contributions mechanism will not be implemented in the short term. A Planning Obligations Development Plan Document will be prepared and this will need to go through various stages of public consultation and an examination in public before it is adopted. The risk of flooding is likely to increase over the plan period as sea levels rise and precipitation increases as a result of climate change. The delivery of renewable energy and sustainable construction measures as part of development will increase as the plan period progresses owing to tighter building regulations.

### ***Uncertainties***

Much of Harwich's future in terms of the spatial strategy is dependent on the construction of the container terminal at Bathside Bay. However, due to the global recession it is uncertain when Bathside Bay will be delivered in the short to medium term. To manage this risk it is acknowledged in the Core Strategy that if port expansion does not commence before 2016 or remains highly uncertain the Core Strategy will be reviewed.

Climate change poses a risk to the future of the district and the likely impacts, particularly the severity of impacts, is uncertain. As part of national indicators relating to climate change the Council is looking at the likely risks of climate change and will prepare an adaptation strategy. An adaptation strategy is highly likely to be prepared

before the Core Strategy is adopted and should be used as part of the Core Strategy evidence base.

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

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

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

### ***Mitigation and enhancement***

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

## SECTION 7. IMPLEMENTATION AND MONITORING

### Links to other tiers of plans and programmes

The Core Strategy is the main document within the Local Development Framework and all Development Plan Documents and Supplementary Planning Documents will need to conform to the Core Strategy. At the project level planning applications will be determined in accordance with the development plan unless material considerations indicate otherwise.

The SA of the Core Strategy sets the scope for SAs of other, lower tier, documents. An SA has been completed for the Mistley Supplementary Planning Document and an SA is being prepared for the Clacton Area Action Plan. Both of these SAs have drawn heavily from this SA of the Core Strategy. This provides consistency and will also help with monitoring. This SA may also be useful for Environmental Impact Assessments or appropriate assessments at the development control stage.

### Monitoring

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

**SEA Directive says:**

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

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

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

Objective	Assessment criteria	Indicator & Source	Target	Status 2007/8	Status 2008/9
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	Net additional dwellings per annum	315	495	376
	Will the delivery of affordable homes increase?	New affordable housing as a percentage of all new housing development	30%	2%	11%
	Will it deliver a mix of housing types?	Size, type & tenure of new housing	To reflect need in SHMAA	-	-
		Number of gypsy & traveller pitches delivered	-	-	3
	Does it make efficient use of land?	Proportion of new homes delivered on previously developed land	25%	94%	94%
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	Proportion of new homes & commercial floorspace delivered in and on the periphery of urban settlements	95% homes 75% commercial	-	-
	Will it promote regeneration?	Funding secured for regeneration, TDC annual Outturn Report	£1.5 million	-	£1.77 million
		Percentage of new homes & commercial floorspace in Clacton, Harwich & Walton	80%	-	-
	Will the levels of inward investment increase?	Net change in the number of FTE jobs in the district	+7,000 over plan period	-	-
	Will it contribute to the tourism industry?	Money the tourism sector brings to the economy, Volume and Value Report	N/A	£256,024,500	-
		% of jobs related to tourism, Nomis Official Labour Market Statistics	N/A	15.8%	10.5%
	Will it enhance the vitality and viability of town centres?	Development of sites allocation for employment of town centre uses	N/A	-	-
		Development on sites allocation for town centre uses within centres	N/A	-	-
	Will it sustain or enhance the rural economy?	Mix of uses within the district's town, village & neighbourhood	N/A	-	-

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

	and new public space be created?				
	Will it reduce actual crime and the fear of crime?	Average number of offences per 100,000 population in a 3 month period, Home Office Crime Statistics	No increase	<b>5.5</b>	<b>5.1</b>
		% who feel safe at night, TDC annual Outturn Report	51.7	<b>62</b>	<b>62</b>
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	Number of air quality management areas, Local Air Quality Management Annual Report	N/A	<b>0</b>	<b>0</b>
		Number of blue flags and quality coast awards, Leisure Services	2 x blue flags and 6 x quality coast award	<b>2 x blue flags and 6 x quality coast award</b>	<b>2 x blue flags and 6 x quality coast award</b>
		Number of potentially contaminated sites, TDC Statutory Contaminated Land Strategy	N/A	<b>446</b>	<b>446</b>
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	% of population with a limiting long term illness, Census data	N/A	<b>24%</b>	<b>24%</b>
		% of working age population claiming a key social security benefit, NOMIS data	N/A	<b>17.9%</b>	<b>18.8</b>
		Rank of average rank of deprivation, The English Indices of Deprivation	N/A	<b>98</b>	<b>98</b>
	Will it promote social cohesion?	% of residents who think that their area has got better or stayed the same in the past 3 yrs, Best Value General Survey	N/A	<b>84.4%</b>	-
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Carbon dioxide emissions, tonnes, Local and regional CO2 emissions estimates, DEFRA	Reduction of 10% by 2010	<b>792</b>	<b>792</b>
	Will sustainable design and construction techniques be employed?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100% by 2010	<b>0</b>	<b>0</b>
	Will it minimise the risk of flooding to people and properties?	Number of planning permissions granted contrary to the advice of the Environment	0	<b>0</b>	<b>0</b>

		Agency on either flood defence grounds or water quality			
	Does it provide areas of accessible green space to allow the dispersal of species?	Performance against green infrastructure standards	N/A	-	-
	Will it lead to an increased proportion of energy needs being met from renewable sources?	Number of major developments that achieve 10% on site renewable energy	100%	0	0
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	Change in areas and populations of biodiversity importance	No change or positive change	No change	No change
	Will environmentally protected sites be protected or enhanced?	Change in areas and populations of biodiversity importance	No change or positive change	No change	No change
	Will it protect greenfield land?	% of new and converted dwellings on previously developed land	25%	94%	94%
	Will landscape quality be maintained?	% of land in Landscape Character Assessment with high sensitivity, Landscape Character Assessment and updates	No loss of land with high landscape sensitivity	27%	27%
	Will listed buildings and conservation areas be protected or enhanced?	Number of listed buildings at risk, Historic Buildings at Risk Register	0	26	6
		Loss of listed buildings or SAMs	0	-	-
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	Percentage of household waste recycled, TDC annual Outturn Report	26	23.04%	27.28
	Will water quality be maintained or improved?	Percentage length of estuary quality classed as Good, Environment Agency	N/A	82.1% (Anglia region)	
	Will it maximise the energy efficiency of development?	Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes, local data	100% by 2010	0	0

## GLOSSARY

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

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

**Backland development:** Backland is usually defined as development on land behind the rear building line of existing housing or other development, and is usually land that has previously been used as gardens, or is partially enclosed by gardens.

**Climate Change:** The climate change problem is related to changes in the concentration of the greenhouse gases (water vapor, CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, and CFCs), which trap infrared radiation from the Earth's surface and thus cause the greenhouse effect. This effect is a natural phenomenon, which helps maintain a stable temperature and climate on Earth. Human activities, such as fossil fuel combustion, deforestation, and some industrial processes have led to an increase in greenhouse gases concentration. Consequently, more infrared radiation has been captured in the atmosphere, which causes changes in the air temperature, precipitation patterns, sea-level rise, and melting of glaciers.

**Mitigation:** An anthropogenic intervention to reduce the anthropogenic forcing in the climate system; it includes strategies to reduce greenhouse gas sources and emissions and enhancing greenhouse gas sinks.

**Ramsar Sites:** Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

**Special Areas of Conservation:** Special Areas of Conservation are strictly protected sites designated under Article 3 of the EC Habitats Directive. Article 3 requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the Annex I habitat types, 78 are believed to occur in the UK. Of the Annex II species, 43 are native to, and normally resident in, the UK.

**Special Protection Areas:** Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (the Birds Directive). They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

**Strategic Environmental Assessment (SEA):** This is an assessment that is required (by a European Directive) to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adaption of plans with a view to promoting sustainable development.

**Sustainability Appraisal (SA):** A Sustainability Appraisal is required to be carried out for all Local Development Documents. It is an iterative process, carried out alongside all stages of plan preparation, and effectively appraises the plan in terms of its environmental, economic and social impacts. It incorporates the requirements of the Strategic Environmental Assessment Directive.

**Sustainable Development:** The concept that in planning for a better quality of life the economic, social and environmental dimensions have to be considered together and that more attention needs to be given to the long-term consequences of human activity.

**Sustainable Urban Drainage Systems (SuDS):** A sequence of management practices, techniques and control structures designed to drain surface water in a more sustainable fashion than some conventional piped drainage techniques.

**Tandem development:** A tandem development is where a new dwelling is placed immediately behind an existing dwelling.

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## APPENDICES

	Page
A. Baseline data	2
B. Summary of representations	18
C. Appraisal of options	23
D. Spatial strategy: further appraisal work	41
E. Broad areas of search	51
F. Appraisal of core policies	62
G. Appraisal of development policies	149
H. Spatial strategy policies	225
I. Key projects	245
J. Cumulative appraisal	269

## Appendix A. Baseline data

### Indicator status:

No problems, indicator is equal to or better than target/ average condition  
 Indicator is slightly below target/ average condition and needs action  
 Indicator is significantly below target/ average condition, urgent action needed  
 Not relevant/ lack of data



Population								
SEA theme: Population								
Indicator	Tendring	Essex	East of England	England	Target	Indicator Status	Comments	Source
Area, hectares	33,758		1,910,920	13,027,872				Census, 2001 ONS
Population of area	148,000	1,361,000	5,606,600	50,762,900	N/A		During the period 1981-2006 the population of Tendring has grown by 26.8% compared with 13.7% for Essex.	Mid 2009 Population Estimates, Office of National Statistics (ONS)
% of population of a white ethnic group	98.7		95.1	90.9	N/A			Mid 2006 Population Estimates, Office of National Statistics (ONS)
Number of males	69,400		2,752,700	24,926,400	N/A			Mid 2006 Population Estimates, Office of National Statistics (ONS)
Number of females	75,200		2,853,800	25,836,600	N/A			Mid 2006 Population Estimates, Office of National Statistics (ONS)
Life expectancy males, years	77.10		78.30	77.32	N/A			Tendring Health Profile 2008
Life expectancy females, years	81.80		82.30	81.55	N/A			Tendring Health Profile 2008
Population density (people per sq km)	428	393	293	390	N/A		The East of England population density is significantly lower than the national average; whereas the population density in Tendring is higher than the national average.	Mid 2006 Population Estimates, Office of National Statistics (ONS)
% of population of retirement age	27	20.2	19.6	18.6	N/A		Tendring has the highest proportion of pensioners in the East of England and is ranked in the top ten local authority districts nationally for people aged 65 years and over.	Mid 2006 Population Estimates, Office of National Statistics (ONS)
Projected population change 2006-2026, %	17		12	10	N/A		The East of England is above the national average, with Tendring significantly above these figures. The indicator is amber as action is needed to ensure that the district can accommodate this large increase in	ONS revised 2004 based sub-national population projections

							population.	
<b>Housing SEA theme: Population</b>								
Indicator	Tendring	Essex	East of England	England	Target	Indicator Status	Comments	Source
Total dwelling stock	65,682		2.4 million	22.1 million	N/A			Housing and planning key facts, 2006 (published May 2008)
Number of households	61,411		2.36 million	21.5 million	N/A			Mid 2006 Population Estimates, Office of National Statistics (ONS)
Projected Number of households, 2026	84,000				N/A			Tendring Strategic Housing Market Assessment 2008
% one person households	33		27.1	28.7	N/A		65% of one person household in Tendring are pensioners.	Mid 2006 Population Estimates, Office of National Statistics (ONS)
Average household size	2.21		2.37	2.36	N/A		Slightly less than the East of England and national average.	Census 2001, ONS
Average number of rooms	5.22		5.51	5.33	N/A		Slightly less than the East of England and national average.	Census 2001, ONS
% of privately owned houses	78		72.71	68.72	N/A		Higher than the regional and national average. Additionally the % of people who own their home outright is considerably higher than the regional and national average.	Census 2001, ONS
Housing completions by private enterprise per annum	495 (2007/8)	5,397	19,615	145,383	411		Housing completions significantly higher than the target. 556 homes were completed in 2006/7 and 557 homes were completed in 2005/6.	Mid 2006 Population Estimates, Office of National Statistics (ONS) for regional and national data
% of residential completions on pdl	94			75	60		Significantly higher than the target and national average.	Tendring Housing Land Position Statement 2006/7 and Housing and planning key facts, 2006 (published May 2008)
Average density of new dwellings, dph				45	30-50		The national average increased from 41 dph in the previous year.	Housing and planning key facts, 2006 (published May 2008)
% of new dwellings completed at less than 30 dph	17				No sites below 10 dwellings should be less than 30 dph		Low %age and it is likely that these dwellings were built on small sites, below 10 dwellings, however this is not known for certain.	Tendring Housing Land Position Statement 2006/7

% of new dwellings completed between 30 – 50 dph	17				No sites below 10 dwellings should be less than 30 dph			Tendring Housing Land Position Statement 2006/7
% of new dwellings completed above 50 dph	66				High density encouraged		A large proportion of new dwellings have been built to a very high density, which is encouraged by government and makes more efficient use of land.	Tendring Housing Land Position Statement 2006/7
Vacant dwellings	2,304 (3.5%)		36,668 (2.5%)	505,032 (3%)	N/A		The % of vacant dwellings is 1% higher than the regional average, which equates to over a third, and 0.5% higher than the national average.	Housing and Data Statistics 2005, ONS
Affordable housing completions	10		4,300		N/A		This is less than 2% of new housing completions and has fallen from 28 affordable housing completions in 2005/6. Within the region between 2001 and 2007 14% of homes built were affordable.	Tendring Housing Land Position Statement 2006/7 & Integrated Regional Strategy 2007
Unmet need for affordable housing dwellings per annum	1,579				N/A			Tendring Strategic Housing Market Assessment 2008
Difficulty of access to owner-occupation	79.09				N/A		This is an indicator score, which gives a measure of access to affordable housing based on house prices and income/earnings.	Neighbourhood Statistics, 2006, ONS
Number of rural exceptions sites completed	0				N/A			Local data
% of residents who think that the level of affordable housing has got better or stayed the same in the past 3 yrs	39.88				N/A			Best Value General Survey, accessed via the Audit Commissions website
% of dwelling stock considered 'unfit'	5.3		3.2	4.2	N/A		The figure has slowly improved over the last few years, however it has not improved inline with the East of England and England.	Housing Data Statistics 2006, ONS
No. of households	297				N/A			ONS, 2008/9

classified as statutory homeless								
Number of authorised gypsy pitches	3		3,889				Unauthorised camps are a problem in the district.  The East of England has the highest number of gypsy caravans out of any region and represents 24% of the total.	Tendring Housing Land Position Statement 2006/7
Mean house price, £	170,000	222,000	220,000	205,000	N/A		Nationally in 2007 the average rural house price was 6.8 times annual household income and the average urban house price was 5.8 times annual household income.	Mid 2009 Population Estimates, Office of National Statistics (ONS)
Average household income, £, per annum	16,478		33,904	30,992	N/A		The average is less than half that of the East of England.  Regionally 34% of householders have an income of less than £15,000 per annum.	Tendring Strategic Housing Market Assessment 2008 & Mid 2006 Population Estimates, Office of National Statistics
<b>Economy and employment</b>								
<b>SEA theme: Population</b>								
<b>Indicator</b>	<b>Tendring</b>	<b>Essex</b>	<b>East of England</b>	<b>England</b>	<b>Target</b>	<b>Indicator Status</b>	<b>Comments</b>	<b>Source</b>
Economic activity rate, %	74.7	79.9	80.4	78.6	80		The economic activity rate is lower than the national average and needs to be improved to compare with the regional and county average.	Mid 2006 Population Estimates, Office of National Statistics (ONS) Regional Economic Strategy
% of population economically active	76.1		80.4	78.5	N/A		Although only very slightly below regional and national average action is needed to improve this indicator.	Mid 2006 Population Estimates, Office of National Statistics (ONS)
% of population of working age classed as full time employees	32.87		42.61	40.81	N/A		Percentage of full time workers is significantly below average.	Nomis Official Labour Market Statistics 2006
% of population of working age classed as part time employees	12.37		12.48	11.81	N/A			Nomis Official Labour Market Statistics 2006
% of population classed as self employed	14.3		11	9.3	N/A		Generally speaking there are higher levels of self-employed workers in rural areas than in urban areas.	Mid 2006 Population Estimates, Office of National Statistics (ONS)
% of working age population claiming	2.8		1.9	2.2	N/A		Basildon is the only district/borough in Essex with a higher percentage of people claiming jobseekers allowance than Tendring. The total amount of people	Nomis Official Labour Market Statistics 2007

Jobseekers Allowance							claiming jobseekers allowance is 2,300 in Tendring, which compares with an average of 1,300 for Essex.	
% of working age population claiming a key social security benefit	17.9	11		14.7	N/A		Highest in Essex.	Office for National Statistics, April 2007
% of economically active population unemployed	6.3	4.5	5.2	5.7	N/A		Although only slightly higher than the national average, Tendring has the highest % of the economically active population unemployed in the whole of Essex.	Mid 2007 Population Estimates, Office for National Statistics (ONS)
Average income, £ per week	423.70	503.20	479.10	462.60	N/A		Significantly lower than the region and county average.	Mid 2006 Population Estimates, Office for National Statistics (ONS)
% of economically active population within 20 minutes journey time (by sustainable modes) of employment opportunities	91.76	90.45			N/A			Accessibility Indicators, 2005, Department for Transport
Job density	0.57	0.75	0.82	0.84 (Great Britain)	N/A		Job density represents the ratio of total jobs to working population.	Mid 2006 Population Estimates, Office for National Statistics (ONS)
Number of principal business and industrial areas	10				N/A			Tendring District Local Plan 2007
Number of VAT registered businesses	3,625	47,820	196,480	1,670,500	N/A		This indicator provides a view as to the size of the business population. There has been an increase in the number of VAT registered businesses every year since 2001 in Tendring.	Nomis Official Labour Market Statistics 2006
All bulk classes, count	3,394		136,091	1,341,622	N/A			Office for National Statistics, April 2007
Number of retail premises	1,483		46,854	515,961	N/A			Office for National Statistics, April 2007
Number of offices	467		32,073	328,761	N/A		Little variation over the past few years.	Office for National Statistics, April 2007
Number of	765		27,637	247,273	N/A			Office for National Statistics,

factories								April 2007
Number of warehouses	459		22,913	194,588	N/A			Office for National Statistics, April 2007
Floorspace, all bulk classes sqm (000s)	847		56,514	563,116	N/A			Office for National Statistics, April 2007
Retail premises sqm (000s)	234		10,171	99,376	N/A			Office for National Statistics, April 2007
offices sqm (000s)	74		8,589	96,700	N/A			Office for National Statistics, April 2007
factories sqm (000s)	278		18,919	196,669	N/A			Office for National Statistics, April 2007
warehouses sqm (000s)	203		16,785	151,273	N/A			Office for National Statistics, April 2007
Vacant property estimates, %	4		8	9	N/A		Indicator has remained fairly constant over the past few years and fell from a high of 15% in 1998-9 and 10% in 1999-2000.	Office for National Statistics, April 2005
Business survival rates (12 mths), %			92.7	92.1				Mid 2006 Population Estimates, Office for National Statistics (ONS) 2004 figures
The number of inward investment enquiries dealt with per annum	126 (06/07)				130		Although this figure is slightly below the target it has improved over recent years.	Tending Best Value Performance Plan 2007/8
Number of new investments made that have occurred as a result of the promotion and support activities of the Council per 10,000 economically active population	1				1			Tending Best Value Performance Plan 2007/8
% of jobs related to tourism	10		7.6	8.3 (Great Britain)	N/A			Economic Impact of Tourism – Tending 2007
Full time	4,305		185,000		N/A		Within the region a quarter of new jobs are created by	Economic Impact of Tourism –

equivalent jobs							tourism.	Tendring 2006 RSS Review Integrated Sustainability Appraisal
Total annual tourism value, £	256,024,500		5 billion	37.4 billion	N/A		The average national tourism spending is higher for trips to towns and cities than those to the coast.	Economic Impact of Tourism – Tendring 2006 RSS Review Integrated Sustainability Appraisal
Total annual number of tourist trips	3,159,000		132.8 million	0.87 billion	N/A		Of the total national tourism trips only 7% were to the coast, the majority were to inland towns and cities.	Economic Impact of Tourism – Tendring 2006 RSS Review Integrated Sustainability Appraisal
Number of visitors staying overnight	412,000				N/A			Economic Impact of Tourism – Tendring 2006
Number of caravans/ chalets	9,000 approx.				N/A		Large sites in Clacton/Jaywick, St Osyth, Little Clacton, Weeley, Walton and Dovercourt account for 84% of holiday accommodation used by tourists.	Tendring District Local Plan 2007
Room occupancy, %	38	53	56		N/A		Sample of only 28 establishments so perhaps not the most reliable source of data. Within Tendring the room occupancy in the summer months is higher than the county and regional average.	East of England Tourism: Serviced Accommodation Occupancy Annual Report 2007
<b>Community</b>								
<b>SEA theme: Human health</b>								
<b>Indicator</b>	<b>Tendring</b>	<b>Essex</b>	<b>East of England</b>	<b>England</b>	<b>Target</b>	<b>Indicator Status</b>	<b>Comments</b>	<b>Source</b>
% of new dwellings within a 30 min public transport time of local services	88				N/A		Ideally all dwellings should be within a 30 min public transport time of local services	Tendring Housing Land Position Statement 2006/7
% of population with a limiting long term illness	24		16	18	N/A			Census 2001, ONS
Conception rates for those aged 15-17 years, per 1000	35.1	30.6			20.4 (by 2010)		The amount of teenage pregnancies has reduced year on year over the past ten years from a high of 45.7 in 1998, but the figure is still higher than the county average and considerably higher than the target rate.	North East Essex PCT – Local Action Plan for Tendring 2004
Model based estimate for smoking, %	21.6	22.4 (North East Essex)	23.5	24.1	N/A			The NHS Information Centre for Health and Social Care, 2007
Model based	14.6	15.3	15.2	18	N/A			The NHS Information Centre for

estimate for binge drinking, %		(North East Essex)						Health and Social Care, 2007
Model based estimate for obesity, %	26.6	25.8 (North East Essex)	24.8	23.6	N/A			The NHS Information Centre for Health and Social Care, 2007
Physically active adults, %	9.7			11.6	N/A			Trending Health Profile 2008
Model based estimate for consumption of fruit and vegetables, %	26.6	28 (North East Essex)	27	26.3	N/A			The NHS Information Centre for Health and Social Care, 2007
Number of hospitals	2				N/A			North East Essex Primary Care Trust
Number of GP surgeries	32				N/A			North East Essex Primary Care Trust
Number of dentists	16				N/A			North East Essex Primary Care Trust
Number of libraries	9				N/A			Essex County Council
Number of primary schools	40				N/A			Essex County Council Schools Admissions
Number of secondary schools	7				N/A			Essex County Council Schools Admissions
Sports/ leisure centres	12				N/A			Essex County Council data
Rank of average rank of deprivation	91	118			N/A		The rank of average ranks is taken from the English Indices of Deprivation 2004, 1 = most deprived and 354 = least deprived.	The English Indices of Deprivation 2007
% of total working age population educated to NVQ4 level and above	19.1		25	27.4	40		Significantly below the national figure. The target is taken from the recommendations of The Leitch Review of Skills and the Regional Economic Strategy.	Nomis Official Labour Market Statistics 2006
% of total working age population with no formal	24.5		14	13.8	N/A		Significantly above the national figure.	Nomis Official Labour Market Statistics 2006

qualifications								
% of open space managed to green flag award standard	0				N/A		Although there is no target for this indicator the management of open space in the district should be improved.	Tendring Housing Land Position Statement 2006/7
Number of offences per 100,000 population	17.7	20	21.5	25.8 (Great Britain)	N/A		62% of all crime within the district takes place in Clacton.	Home Office Crime Statistics 2005-06
Fear of crime, %	62				N/A		Although this figure has improved on recent years, with the low level of crime it should be reduced further.	Tendring CDRP – Community Safety Survey 2007
Fear of anti-social behaviour, %	59				N/A		This has increased in recent years.	Tendring CDRP – Community Safety Survey 2007
Experience of crime, %	23				N/A		This has increased in recent years.	Tendring CDRP – Community Safety Survey 2007
Experience of anti-social behaviour, %	21				N/A		This has increased in recent years.	Tendring CDRP – Community Safety Survey 2007
% of residents who feel safe outside after dark	39				N/A		Little variation from previous years.	Audit Commission annual audit letter 2005-06
% of residents who feel safe outside during the day	85				N/A		Little variation from previous years.	Audit Commission annual audit letter 2005-06
% of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their area	66.71	63.6			N/A		Higher than Essex.	Best Value General Survey, accessed via the Audit Commissions website
% of residents who think that people using or dealing drugs	64.86	56.2			N/A		Higher than Essex.	Best Value General Survey, accessed via the Audit Commissions website

is a very big or fairly big problem in their area								
% of residents who think that people being rowdy or drunk in public places is a very big or fairly big problem in their area	49.03	48.2			N/A		Comparable to Essex figures.	Best Value General Survey, accessed via the Audit Commissions website
% of residents who think that their area has got better or stayed the same in the past 3 yrs	84.4				N/A			Best Value General Survey, accessed via the Audit Commissions website
% of residents who think that race relations has got better of stayed the same in the past 3 yrs	91.09				N/A			Best Value General Survey, accessed via the Audit Commissions website
% of residents who think that the level of crime has got better or stayed the same in the past 3 yrs	38.21				N/A			Best Value General Survey, accessed via the Audit Commissions website
% of residents who think that the provision of public open space has got better of stayed the same in the past 3 yrs	85.12				N/A			Best Value General Survey, accessed via the Audit Commissions website
% of residents who think that	44.76				N/A			Best Value General Survey, accessed via the Audit

job prospects have got better of stayed the same in the past 3 yrs								Commissions website
<b>Biodiversity</b>								
<b>SEA themes: Biodiversity, fauna and flora</b>								
Indicator	Tendring	Essex	East of England	England	Target	Indicator Status	Comments	Source
Number of Natura 2000 Sites	4 (covering 671,111 hectares)	10	52		N/A		Stour and Orwell Estuary SPA Colne Estuary SPA Hamford Water SPA Essex Estuaries SAC 6% of the East of England is covered by a Natura 2000 site.	Nature on the map
Number of SSSIs	7				N/A		Ardleigh Gravel Pit Clacton Cliffs Harwich Foreshore Holland on Sea Cliff Little Oakley St Osyth Pit The Naze, Walton	Tendring District Local Plan 2007
Number of Local Sites	98				N/A		57 woodland 20 grassland 6 freshwater aquatic 10 coastal 5 mosaic sites	Tendring District Local Plan 2007
Area of ancient woodland	52				N/A			Tendring District Local Plan 2007
Change in areas and populations of biodiversity importance	0				0			Annual Monitoring Report 2007
Amount of development in designated areas	0				N/A			Tendring Housing Land Position Statement 2006/7
Flagship species	5				N/A		Corn bunting Sand martin Ringed plover White admiral butterfly Marsh mallow	Essex Biodiversity Action Plan
Estimated area	25				N/A		Constraints include flood risk, European sites, Local	Tendring's Spatial Portrait 2008

affected by physical & environmental constraints, %							sites, ancient woodland, AONB, parks and gardens, open space.	
Estimated area of undeveloped land that is unconstrained, %	65				N/A		The district has many environmentally sensitive sites, however this figure shows that there is a significant amount of land that is unconstrained. Approximately 10% of the district is developed.	Tendring's Spatial Portrait 2008
<b>Landscape</b>								
<b>SEA theme: Landscape</b>								
<b>Indicator</b>	<b>Tendring</b>	<b>Essex</b>	<b>East of England</b>	<b>England</b>	<b>Target</b>	<b>Indicator Status</b>	<b>Comments</b>	<b>Source</b>
Areas designated for their landscape quality					N/A		Dedham Vale AONB Suffolk Coast and Heaths AONB proposed extension Coastal Protection Belt Local Green Gap	
Number of AONBs	1				2		Dedham Vale AONB. Tendring District Council support the proposal for the Suffolk Coast and Heaths AONB to be extended to include the southern part of the River Stour.	Tendring District Local Plan 2007
% of land in Landscape Character Assessment with high sensitivity	27				N/A			Tendring's Spatial Portrait 2008
% of land in Landscape Character Assessment with medium sensitivity	57				N/A			Tendring's Spatial Portrait 2008
% of land in Landscape Character Assessment with low sensitivity	16				N/A			Tendring's Spatial Portrait 2008
% of residential development on Greenfield land	6 (31 dwellings)				40			Tendring Housing Land Position Statement 2006/7
Number of	5		57		N/A			Tendring District Local Plan

country parks								2007 RSS Review Integrated Sustainability Appraisal
Number of protected lanes	14				N/A			Tendring District Local Plan 2007
<b>Natural resources and pollution</b> <b>SEA themes: soil, air and water</b>								
<b>Indicator</b>	<b>Tendring</b>	<b>Essex</b>	<b>East of England</b>	<b>England</b>	<b>Target</b>	<b>Indicator Status</b>	<b>Comments</b>	<b>Source</b>
Number of potentially contaminated sites	446				N/A			Tendring District Council Statutory Contaminated Land Strategy
Total domestic noise complaints	395				N/A		The majority of noise complaints relate to music, dogs and DIY, more noise complaints are received in the summer. In 2007/8 approximately 80 commercial noise complaints were received.	Environmental Services data 2007/8
Number of air quality management areas	0	28			0		Main air quality issues relate to emissions of NO2 and particles (PM10) from vehicles on the A120.	Local Air Quality Management Report 2005 RSS Review Integrated Sustainability Appraisal
% of residents who think that the level of pollution has got better or stayed the same in the past 3 yrs	68.81				N/A		Although there are no AGMA and air quality in the district is generally good this survey shows that over 30% of residents think that the level of pollution has got worse.	Best Value General Survey, accessed via the Audit Commissions website
% of journeys to work by private car	65.6		64.7	61	N/A		Slightly higher percentage than the national and regional average.	Census 2001, ONS
% of residents who cycle to work	8.1	4.7			N/A		Although higher than the average for Essex authorities the %age of people cycling to work could be higher if more dedicated cycle lanes/paths are provided.	Essex Cycling Strategy, 2001
Estimated length of urban cycling routes, km	0 - 5	130 - 210			N/A		Only Uttlesford and Epping Forest have an equally poor level of cycling routes.	Essex Cycling Strategy, 2001
Daily domestic water use, litres (per capita consumption)	120		164	155	80 (code for sustainable homes level 6) by 2016		This is the lowest average in the country. Approximately 30 million litres of water is used every day in the Tendring district. The Regions domestic water consumption is estimated as 2273 million litres per day.	Tendring Hundred Water Services Limited RSS Review Integrated Sustainability Appraisal (regional data)

% of district with water meters	70						This is the highest percentage in the country.	Tendring Hundred Water Services Limited
Applications permitted contrary to Environment Agency advice on flooding	0		3 major applications		0		Improvement on last year for Tendring. Nationally 10% of dwellings are built in the floodplain according to the 2009 SDC progress report on sustainable development.	Tendring Housing Land Position Statement 2006/7 RSS Review ISA
Status of bathing waters	2 x blue flags and 6 x quality coast award				N/A		Tendring has over 36 miles of beaches.	Tendring District Council website
Estuary quality classed as Good, % length			82.1 (Anglian)	72 (England & Wales)			This has improved from 68.6% in 1995 in the Anglian Region.	Environment Agency: Estuary Water Quality 2000.
<b>Cultural heritage</b>								
<b>SEA theme: Cultural heritage</b>								
<b>Indicator</b>	<b>Tendring</b>	<b>Essex</b>	<b>East of England</b>	<b>England</b>	<b>Target</b>	<b>Indicator Status</b>	<b>Comments</b>	<b>Source</b>
Number of listed buildings	1,100 approx.	14, 200 approx.	57,310		N/A		Harwich, Manningtree and St Osyth contain a high number of listed buildings, reflecting their designation as historic towns.	Tendring District Local Plan 2007 & East of England Plan 2008
Number of listed buildings at risk	26	187			N/A		27 in 2006 and 2005, 5 were removed in 2006. 1.9% of Grade I and II listed buildings and Scheduled Ancient Monuments in the East of England are identified as being 'at risk'. No trend data is available but the regional figure appears to be half the national average.	Buildings at Risk Register 2007 (Essex County Council)  Integrated Regional Strategy
Number of conservation areas	20	235	1,195		N/A		Conservation areas are spread throughout the district, the largest is Frinton and Walton.	Tendring District Local Plan 2007 & East of England Plan 2008
Number of Scheduled Ancient Monuments	27	320	1,735		N/A			Tendring District Local Plan 2007 & East of England Plan 2008
Number of parks on the National Register of Special Historic Interest	3	39	212		N/A			Tendring District Local Plan 2007 & East of England Plan 2008
<b>Infrastructure and energy</b>								
<b>SEA theme: Material assets</b>								

Indicator	Tendring	Essex	East of England	England	Target	Indicator Status	Comments	Source
Annual average domestic consumption of gas, KWh	18,000-19,000			20, 336	N/A			Department for Business Enterprise and Regulatory Reform
Annual average consumption of electricity, KWh	4,600 – 5,000			4, 875	N/A			Department for Business Enterprise and Regulatory Reform
Amount of energy generated from combined heat and power, MW	0			5,792	N/A			Combined heat and power association, December 2005
Amount of installed generating capacity from renewables, MW	0	96.676	457.475		RSS states at least 10% of energy from new development must come from renewables		An off shore windfarm, Gunfleet Sands, is expected to be commissioned at the end of 2009, which is expected to generate 172 MW.	Renewable Energy Statistics, December 2007, Renewables East
Number of renewable energy schemes approved	4				RSS states at least 10% of energy from new development must come from renewables		Domestic wind turbines, no large schemes.	Tendring Housing Land Position Statement 2006/7
Percentage of household waste recycled	23.04		27		50		As a comparison in 2006/7 Colchester Borough Council achieved an overall recycling rate of 30.97%.  The current suggested regional targets are to increase the amount of municipal waste recycled to 50% by 2010, 70% by 2015 and 98% by 2020.	Tendring Best Value Performance Plan 2007/8
Percentage change from the previous year in the number of	1 (06/07)				3			Tendring Best Value Performance Plan 2007/8

kgs of household waste collected per head of the population								
<b>Climate Change</b>								
<b>SEA theme: climatic factors</b>								
<b>(please note that as climate change is a wide ranging issue relevant indicators are also incorporated into various other topics)</b>								
Carbon dioxide emissions (annually), tonnes	833,000		47 million	444 million	Reduction of 10% by 2010		The East of England has the highest carbon dioxide emissions for transport than any region (13% higher than the national per capita average).	Local and regional CO2 emissions estimates for 2004, DEFRA 2007
Per capita carbon emissions, tonnes	6		8.7	9 (11 tonnes in 2006)	2 by 2050		Less than the regional and national averages, but still a long way from the 2050 target, which is set out in the Climate Change Act 2008.	Local and regional CO2 emissions estimates for 2004, DEFRA 2007
Ecological footprint			5.64	5.36			To achieve a 'one planet' economy the national ecological footprint will need to be reduced by 75%	Counting Consumption 2006 (WWF)
Water footprint, litres per person per day				4,645	125 l/p/d at home			WWF
Average annual temperature, °C	9.8 min 12 max		6 min 13.8 max	5.6 min 13.1 max	N/A		July is the average warmest month in Essex and January is the coolest.  The minimum temperature in Tendring is higher than average but the maximum is lower than average.	The Met Office
Average annual rainfall, mm	466-640		595	897	N/A		Essex is the driest county in England. The average maximum amount of precipitation occurs in December.	The Met Office Integrated Regional Strategy
Percentage of new dwellings built to at least level 3 of the Code for Sustainable Homes					100% by 2010			

## Appendix B. Summary of representations

Informal consultation on sustainability issues and problems identified		
Essex County Council Historic Environment Team	Reference to historic environment should be included as a sustainability issue & problem facing the district	Although the historic environment is a key consideration and is included in the SA framework, the evidence base does not identify that it is a problem facing the district.
Regulation 25 Consultation (23 March 2009 to 1 May 2009)		
Organisation	Comment	Response
Colchester Borough Council	The SA scoping report should include an appraisal of the options.	It is not a requirement of scoping to include an appraisal of options. However, the appraisal of options will be informally consulted upon.
Environment Agency	<ol style="list-style-type: none"> <li>1. The SA Scoping Report seems to be comprehensive and we are happy with the content and format.</li> <li>2. The appropriate assessment should make reference to the Water Cycle Study and Anglian Basin River Management Plan.</li> <li>3. The SA and appropriate assessment should be included in separate reports.</li> </ol>	<ol style="list-style-type: none"> <li>1. Comment noted.</li> <li>2. These reports will inform the appropriate assessment.</li> <li>3. The SA scoping and AA screening have been included in one report as there is some overlap between these documents. The Council has intended to include the SA and appropriate assessment in the same report to avoid duplication but this will now be re-considered.</li> </ol>
Natural England	<ol style="list-style-type: none"> <li>1. Agree that the key messages, baseline data, sustainability issues and SA framework are appropriate.</li> <li>2. The review of policies, plans and programmes should include PPS10, PPG20, ISF, HG Employment Land Study, HG Infrastructure Study, HG Regeneration Study, Shoreline Management Plan and Local Wildlife Study Review.</li> <li>3. The key issues for the appropriate assessment should include habitat fragmentation, flooding and coastal squeeze.</li> <li>4. A programme of survey and monitoring of international sites should be progressed in partnership with neighbouring authorities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Comment noted.</li> <li>2. These plans will be added to the review of relevant policies, plans and programmes.</li> <li>3. These issues will be looked at in detail as part of the appropriate assessment.</li> <li>4. The Council has made attempts to liaise with Natural England in order to progress a programme of survey and monitoring of international sites.</li> </ol>
Essex County Council	Support the integrated approach of collectively recording	Support noted.

Council	and publishing the SA, SEA, HRA and EqIA.	
Mistley Quay and Forwarding	Concern regarding reference in the Scoping Report to the SPD for Mistley Waterfront and Village.	Comment noted.
<b>Informal consultation on SA Task B2 (8 June – 13 July 2009)</b>		
Suffolk Coast & Heaths AONB Management Group	<ol style="list-style-type: none"> <li>1. All growth must have regard to the setting of the AONB.</li> <li>2. Need clarification on why development of greenfield sites increases viability of renewable energy and the contribution of out commuting compared to other travel needs should be made clear.</li> <li>3. Concern over any greenfield development or development in flood risk areas in Harwich &amp; Manningtree.</li> <li>4. Will greenspace be viable for species dispersal and will it make a real contribution to landscape quality?</li> <li>5. Pleased to see statement that development must avoid highly sensitive landscape areas.</li> <li>6. Concern that recommendations have not been made as part of the spatial strategy appraisal of options.</li> <li>7. Support recommendations for number of homes to be planned for and job growth scenarios.</li> </ol>	<ol style="list-style-type: none"> <li>1. Comment noted.</li> <li>2. Renewable energy is likely to be more viable on greenfield land than brownfield as brownfield land will often have higher costs to make the land suitable for development.</li> <li>3. Comment noted, the SA will ensure that flood risk areas are avoided.</li> <li>4. Yes.</li> <li>5. Support noted.</li> <li>6. Concern noted but the next stages of SA will make recommendations, including recommending mitigation and enhancement measures.</li> <li>7. Support noted.</li> </ol>
Essex County Council Historic Environment Team	<ol style="list-style-type: none"> <li>1. The impact on the sustainability of the historic environment is inadequate.</li> <li>2. As all options will involve the loss of Greenfield land, they will all result in a negative impact on the historic environment, including below ground archaeology and the historic landscape and those options which involve regeneration of existing urban centres e.g. Harwich, are also likely to have a significant impact on the historic built environment.</li> <li>3. The SA framework only refers to conservation areas and listed buildings.</li> <li>4. The Historic Environment Characterisation Study and Geodiversity Study should be used as part of the evidence</li> </ol>	<ol style="list-style-type: none"> <li>1. Four options for the spatial strategy have been appraised; it is not clear where growth will take place under each option and so it was not possible at this stage to consider detailed impacts on the historic environment.</li> <li>2. Comment noted.</li> <li>3. Conservation areas and listed buildings are referred to as a sub-objective but the SA objective refers to the historic environment. Furthermore, a sub-objective on landscape is included under this objective, which includes historic landscapes. To make clear that all historic assets will be considered the sub-objective has been changed from “will conservation areas and listed buildings be protected and enhanced” to “will historic assets be</li> </ol>

		base.	protected and enhanced”. 4. These documents have been used as part of the evidence base of the SA, but were not available at the time of the initial appraisal work.
Essex Council	County	<p>1. The scoping report should refer to the East of England Plan.</p> <p>2. It is probably not appropriate for the SEA/SA to say that there are two <u>options</u> for the number of dwellings to be planned for.</p> <p>3. Can the target against “will it preserve or enhance biodiversity?” be changed from ‘no loss to’ ‘enhance biodiversity habitats and species’ in each table?</p> <p>4. Options should be promoted which have the least adverse impact upon designated sites, prioritising international sites and then the national sites, down to local sites. Development should be directed away from international sites in particular (notwithstanding the Bathside Bay decision).</p> <p>5. There is very little consideration of biodiversity beyond designated sites. The document should consider impact upon (and opportunities for) UK &amp; Essex BAPs, fragmentation of habitats, habitat linkages e.g. wildlife corridors.</p> <p>The comments from the Historic Environment Team were also submitted (see above).</p>	<p>1. The scoping report does refer to the East of England Plan.</p> <p>2. The option of number of dwellings to be planned for comes from question 7a of the Issues and Options document. It is appropriate to state that there are two options as one option is to plan for the level of housing set out in the RSS and the second option is to plan for more than this. The only other option would be to plan for less than the RSS figure, which is clearly not an option owing to the demand for affordable housing within the district and past building rates.</p> <p>3. Whilst it is agreed that the Council should be doing more than just protecting biodiversity, i.e. they should be enhancing biodiversity, the target for ‘no loss’ is included because it relates to a core output indicator in the Annual Monitoring Report and so it can be measured.</p> <p>4. Agreed and affects on nature conservation sites will be considered as part of the SA and HRA.</p> <p>5. At this level of the appraisal spatial options are being considered, there is no site specific detail and so whilst cumulative effects on international sites can be considered anything more detailed than this is not possible until the next stage of SA when broad areas of search are appraised.</p>
Natural England		<p>1. Regarding the appraisal of the four options for the spatial strategy SA objectives 1, 4, 7 and 8 are referred to and generally support is given for the general evaluation.</p> <p>2. The conclusion as part of the HRA that under all options</p>	<p>1. Support noted</p> <p>2. Support noted.</p> <p>3. The 100% target relates to the indicator ‘percentage of new dwellings built to at least level 3 of the code for</p>

	<p>there is a likely significant effect on international sites and this is likely to be more significant if the majority of development is directed to Harwich is agreed with.</p> <p>3. The use of sustainable design and construction is strongly encouraged by NE and the target in the SA framework of 100% is acknowledged as optimistic.</p> <p>4. The general evaluation of SA objectives 4, 7 and 8 under the appraisal of economic development along the A120 corridor are supported.</p> <p>5. Since the appropriate assessment of the East of England Plan did not consider delivering more than 6,300 dwellings, this would need to be re-visited if option 1 was taken forward as acknowledged in the appraisal. The option to allocate 6500 dwellings would not require further appropriate assessment (as already covered in the EoE Plan).</p> <p>6. If the CS seeks to create significantly more jobs than set out in the RSS this would need to be re-visited as part of the appropriate assessment.</p> <p>7. It will be imperative to monitor actual visitor numbers not only originating from Tendring District but further afield. Natural England has previously advised that one way of providing a holistic assessment of visitor pressure on European sites is through cross-boundary cooperation. We commend this approach to Tendring DC and will assist in its implementation.</p>	<p>sustainable homes’.</p> <p>4. Support noted.</p> <p>5. Comment noted and the decision has been taken, inline with the SA, to plan for 6,300 dwellings.</p> <p>6. Comment noted.</p> <p>7. The Council sent a draft methodology for visitor survey monitoring to Natural England in May 2009 and to date no response has been received.</p>
<p>Environment Agency</p>	<p>1. Flood risk in Harwich should be considered as part of the SA of the Core Strategy and should not wait for the Site Allocations DPD.</p> <p>2. The SA scoring indicates uncertainty over impacts of new development on areas of biodiversity, but text under the general evaluation section indicates all options are</p>	<p>1. Flood risk will be considered for all areas as part of the appraisal of the broad areas of search.</p> <p>2. Agreed and this will be taken forward as part of the continued appraisal work.</p> <p>3. Unfortunately this study was not available at the time this initial appraisal was carried out but it is informing the</p>

	<p>likely to adversely affect environmental protected sites due to increased disturbance and increased pressure on water resources and water quality. Given the connection between biodiversity and environmental protected sites, in the light of the text, would it be more appropriate to score this option as negative?</p> <p>3. The Water Cycle Study stage 2 report should form part of the evidence base.</p> <p>4. It is not clear whether further work to quantify the effects indicated by the HRA and mitigation will be carried out.</p> <p>5. There is a risk that high density development will leave little open space for SuDS.</p> <p>6. With regard to criteria 7 and more specifically sub-criteria 'Will it lead to an increased proportion of energy needs being met from renewable sources', I note that the SA scoring 'I' indicates that the effect depends on implementation. I would consider that on the matter of implementation, recognition of potential techniques available to developers would aid the scoring process. Some form of checklist approach to climate change adaptation which includes the area of energy efficiency would assist and here I am thinking along the lines of '<i>Adapting to Climate Change: a Checklist for Development (Guidance on designing developments in a changing climate)</i>' published by the London Climate Change Partnership.</p> <p>7. I would expect the Harwich SFRA, the Jaywick Flood Study and the Joint Babergh/Harwich District Wide SFRA to inform the next stage of the SA, as mentioned, in the general evaluation text.</p>	<p>next stage of the appraisal.</p> <p>4. The SA scoping report included a HRA screening report, which concluded that an appropriate assessment is necessary.</p> <p>5. Comment noted.</p> <p>6. Comment noted, the SA will inform a climate change/renewable energy policy in the Core Strategy and the Council is considering producing an SPD on sustainable design and construction.</p> <p>7. All of these documents form part of the evidence base for the SA.</p>
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## **Appendix C. Appraisal of options**

### **SA – Spatial Strategy**

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

Option 2, Incremental Growth, distributes housing growth between each of the urban areas broadly on a pro rata basis related to the relative need for affordable housing, but also taking account of the market demand and recent trends. Employment growth would be linked to housing development, although the maximum job growth will take place in Harwich. Small scale housing and employment would be provided on the periphery of key rural service centres to meet local needs.

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

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

<b>Objective</b>	<b>Assessment criteria</b>	<b>Target</b>	<b>Opt. 1</b>	<b>Opt. 2</b>	<b>Opt. 3</b>	<b>Opt. 4</b>	<b>General Evaluation</b>
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	++	+	++	All options will provide the amount of homes necessary to meet the minimum 6,300 figure as set out in the East of England Plan. In terms of an equal distribution of housing to meet the needs of all of the districts residents; option 1 will locate approximately 70% of homes in Clacton and 30% in Harwich, this does not reflect recent trends. Clacton has 48% of the districts housing and Harwich has 16%. Option 1 ignores the housing needs of other areas of the district. Option 3 focuses approximately just under a fifth of housing on the edge of Colchester and just over a fifth of housing in Clacton. The Council's housing studies did not identify a need for housing on the edge of Colchester but did identify an overwhelming need for affordable housing in Clacton. Additionally under option 3 almost
	Will the delivery of affordable homes increase?	N/A	+	++	++	++	
	Will it deliver a mix of housing types?	Reflect SHMAA	++	++	++	++	

	Does it make efficient use of land?	25% -	++	+	+	+	half of new homes would be located in Harwich, which currently is home to just 16% of the districts population. This option will not distribute housing according to need. The distribution of housing in option 2 and option 4 more accurately reflects the current situation. All options will increase the delivery of affordable dwellings; the baseline for affordable housing provision is poor with only 10 completions in 2006/7. Options 2 and 4 will have the most positive impact on the provision of affordable housing by directing housing to all urban areas based on the need for affordable housing, which will ensure that affordable homes are located where they are needed. The Council's Housing studies have shown that mid-Tendring has an acute shortage of affordable housing; options 2 and 3 will help to remedy this situation through the provision of small scale housing on the periphery of key service centres to meet local needs. All options will deliver a mix of housing types, within the district there is greatest demand for two bedroom dwellings. Option 1 will make the most efficient use of land; Clacton and Harwich are the districts largest settlements and there is likely to be a higher amount of brownfield land in these towns. Furthermore, Greenfield development on the edges of Clacton and Harwich will be expected to be high density in order to make the most efficient use of land (66% of dwellings in the district were built at a density of over 50 dwellings per hectare in 2006/7) and this can be achieved on the edges of the two main towns unlike in smaller towns/ villages where high density development may not fit in with the character of the surroundings.
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	++	+	+	Option 1 proposes to locate employment uses in Clacton and Harwich, the two largest towns and home to approximately 63% of the districts population. Transport links to these towns are relatively good and so residents elsewhere in the district will have good access to these employment opportunities. Option 2 will distribute employment land between all of the districts urban areas, which will ensure employment opportunities are available to the main centres of population. Currently 92% of the economically active population live within 20 minutes sustainable journey time of employment opportunities. Options 3 and 4 propose to provide approximately a fifth of job growth on the edge of Colchester, which is not accessible to centres of population within Tendring. However, under options 3 and 4 the remainder of job growth is distributed amongst existing urban areas, with the majority of job growth at Harwich. Option 1 will promote regeneration by directing all new growth to Clacton and Harwich, which are identified in the East of England Plan as Priority Areas for Regeneration. Options 2, 3 and 4 will also promote regeneration of Clacton and Harwich, although to a lesser extent as development is also directed to the districts other urban areas and in the case of options 3 and 4, the edge of Colchester. The rate of inward investment is likely to increase under all options, although to a greater
	Will it promote regeneration?	N/A	++	+	+	+	
	Will the levels of inward investment increase?	1	+	+	++	++	
	Will it contribute to the tourism industry?	N/A	++	++	++	++	

	Will it enhance the vitality and viability of town centres?	N/A	++	++	++	++	extent under options 3 and 4. Options 1 and 2 generally follow the pattern of growth set out in the Local Plan, in 2006/7 126 inward investment enquiries were dealt with against a target of 130, therefore if current trends continue inward investment will continue to increase under these options. The Council's Employment Land Study has recommended taking advantage of the benefits of Colchester in terms of employment growth and it is therefore likely that under options 3 and 4, which include employment development on the edge of Colchester, inward investment levels will significantly increase. All options will contribute to the tourist industry by directing development to the seaside towns and will enhance the vitality and viability of the districts town centres, particularly Clacton and Harwich. Options 2 and 3 make provision for housing and employment within the key rural service centres where development would meet local needs, which will help to sustain the rural economy.
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	0	+	+	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	+	+	+	All options will likely result in improvements to educational attainment as new schools will be required as part of new development, which may also benefit the existing population. Under all options the existing population will largely have good access to work in relation to their place of residence as new employment opportunities will be located within existing towns (with the exception of the edge of Colchester allocation, which forms part of options 3 and 4). In terms of access to work in relation to skills level, options 3 and 4 are likely to provide higher skilled jobs than those available in Clacton and Harwich associated with Colchester's Business Park. The Employment Land Study recommended taking advantage of Colchester's economic strength by having business development in this location.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	+	++	++	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	++	++	-	-	Options 1 and 2 will reduce the need to travel and promote sustainable travel by directing growth to existing settlements and through the creation of mixed use communities. Options 3 and 4 which involve an edge of Colchester employment allocation will increase the need to travel for those working at this location and living elsewhere. There are 14 railway stations within Tendring and all of the urban areas have at least one station. Therefore travel to work by train is a realistic option for those living close to a railway station and working in one of the districts urban areas. Colchester's main railway station is some distance from the proposed employment allocation on the edge of Colchester and it is unlikely that workers who live in Tendring will travel by train to this employment site. All options support expansion at Harwich port, options 2, 3 and 4 also promote employment land within the Manningtree/ Mistlely area, which has the potential to support Mistlely Port.
	Will sustainable modes of transport increase?	N/A	++	++	-	-	
	Will it promote development of the ports?	0	+	++	++	++	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	++	++	++	All options will provide social infrastructure and services and open space; and a larger and greater variety is likely to be provided on large sites. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect

	Will existing public space be retained and new public space be created?	N/A	++	++	++	++	people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of development can incorporate measures to design out crime and mixed use sites will be under constant natural surveillance. There is likely to be an increase in air and noise pollution under option 4 as the need to travel will increase for those living along the coast but working at the employment site on the edge of Colchester. The main air quality issues in the district relate to emissions of NO2 and particles (PM0) from vehicles on the A120, which will increase if an employment allocation is located on the edge of Colchester. Options 3 and 4 are likely to result in the biggest impact on soil quality as under this option there will be a large amount of Greenfield land developed on the edge of Colchester.
	Will it reduce actual crime and the fear of crime?	N/A	++	++	++	++	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	+	-	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	+	+	+	All options will contribute to health and income equality through the provision of employment land and services as part of new housing. There are pockets of deprivation in parts of Clacton and Jaywick and option 1, by focusing the majority of growth to these areas, can help to improve income and health equality via the provision of more jobs and services. All options will promote social cohesion by integrating new housing into existing urban areas, options 2 and 4 will have the most positive impact as they direct housing to where it is most needed, ensuring that residents do not have to move out of their home town.
	Will it promote social cohesion?	N/A	+	++	+	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	+	-	-	All options will improve the level of investment within the district, which will help to reduce levels of out-commuting. Options 1 and 2 should result in reductions in greenhouse gas emissions through the creation of mixed use communities. Under the current situation, which generally directs development to the urban areas, the annual per capita carbon emissions are six tonnes, compared to the national average of nine tonnes. Under options 3 and 4 greenhouse gas emissions will increase if existing residents travel to the edge of Colchester for employment; although public transport links may be improved to enable the existing population to sustainably access the new employment area. All options will involve an element of Greenfield development, which will increase the viability of sustainable construction methods and renewable energy technologies. As a coastal district there is a risk of flooding under all options, although more detailed work taking into account the Strategic Flood Risk Assessment, will ensure that those areas that fall within flood zones 2 and 3 are not allocated for development unless the sequential test and exception test are passed. Additionally, sustainable urban drainage systems can be incorporated into development, which will reduce the risk of surface water flooding. All options have the opportunity to provide green space for the dispersal of species and provision should be influenced by the Haven Gateway Green Infrastructure Strategy. More detail on flood risk issues and green infrastructure will be considered as part of the next stage of the
	Will sustainable design and construction techniques be employed?	100% by 2010	+	+	+	+	
	Will it minimise the risk of flooding to people and properties?	0	?	?	?	?	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A					
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A					

							SA as the evidence base continues to evolve.
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	?	?	?	?	In 2007/8 there was no change to areas of biodiversity importance in the district. However, notwithstanding this all of these options have the potential to adversely affect biodiversity (and also the potential to enhance biodiversity) and so the impact is currently uncertain. All options are likely to adversely affect environmentally protected sites; the increase in the population, which all options provide for (expected to be a 17% increase between 2006 and 2026) will place further pressure on internationally designated sites through increased disturbance and increased pressure on water resources and water quality. Option 3 will result in the most negative impact as it locates almost half of the districts growth (housing and employment) to Harwich; this is a very vulnerable area bounded by the Stour Estuary to the north and Hamford Water to the east. Significant growth in this area (at present Harwich is home to only 16% of the districts population) would be likely to directly affect these internationally designated sites. In addition to affecting internationally designated sites option 1 is likely to affect Ray Creek, Brightlingsea Creek, and Holland Brook SSSI; option 2 is likely to affect The Naze SSSI; and options 3 and 4 are likely to affect Ardleigh Pit SSSI. All options will involve the loss of Greenfield land and landscape character and it is estimated that under all options approximately 80% of new development would be on Greenfield sites. Approximately 27% of the district is classed as high landscape sensitivity and so development should avoid these highly sensitive areas, whilst still delivering required housing and employment figures. Options 2, 3 and 4 could possibly impact on the Dedham Vale AONB.
	Will environmentally protected sites be protected or enhanced?	No loss	-	-	--	-	
	Will it protect Greenfield land?	25%	--	--	--	--	
	Will landscape quality be maintained?	No loss high value	-	-	-	-	
	Will listed buildings and conservation areas be protected or enhanced?	N/A	0	0	0	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	0	0	0	0	The impact on water quality is uncertain and will be looked at in detail in the appropriate assessment of the Core Strategy. As such a large proportion of Greenfield land will need to be developed in order to meet the housing target energy efficiency should be maximised and should exceed current Building Regulations as development costs are generally lower on Greenfield sites.
	Will water quality be maintained or improved?	N/A	?	?	?	?	
	Will it maximise the energy efficiency of development?	100% by 2010	I	I	I	I	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			Yes	Yes	Yes	Yes	All options will result in the same increase in population as a result of new housing and employment development. This increase in the population, expected to be a 17% increase between 2006 and 2026, is likely to significantly affect international sites. There are four international sites in the district and such an increase in population will likely result in increased physical and non-physical disturbance, which will affect habitats through an increase in visitors to the sites. This growth in the district also presents issues in terms of water quality and water resources, although the housing

						and employment figures are set by the East of England Plan and an appropriate assessment was carried out for this document, which concluded that there would be no significant adverse impacts on international sites.
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### SA Appraisal – Bathside Bay and the A120 Corridor

Question 37 of the Issues and Options paper asks whether there should be a new business and industrial park allocation along the A120 in association with port expansion at Bathside Bay. The following five locations are put forward for consideration.

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

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	Opt. 5	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	n/a	n/a	These options are not applicable to this objective as they relate solely to new employment development.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	-	--	--	-	++	Harwich and Colchester are accessible to centres of population, although option 1 is accessible to residents of Colchester and is not accessible to the main centres in Tendring. Hare Green and Horsley Cross are isolated locations, remote from centres of population. Wix is also a remote location, but is closer to Harwich than Hare Green and Horsley Cross. Locating employment land in Harwich will promote regeneration. Harwich is a Priority Area for Regeneration; development elsewhere may even reduce regeneration potential in Harwich and possibly Clacton. Any allocation of employment land will increase levels of inward
	Will it promote regeneration?	N/A	--	--	--	--	++	
	Will the levels of inward investment increase?	1	++	++	++	++	+	

	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	n/a	investment; a slightly less positive impact is likely if employment development is directed to Harwich as previously developed land is more expensive to deliver and experience has shown that developers generally prefer Greenfield sites. Additionally, the Council's Employment Land Study has recommended taking advantage of the benefits of Colchester in terms of employment growth. New development in Harwich, even if it is on the edge of the settlement, will likely contribute to the vitality and viability of Harwich and Dovercourt town centres. There may be an indirect effect on the rural economy from increasing passing trade but in general none of these options are likely to have a significant impact on the rural economy.
	Will it enhance the vitality and viability of town centres?	N/A	0	0	0	0	+	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	0	0	0	0	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	n/a	Options 1 – 4 will not result in good access to work in terms of place of residence for residents of Tendring. However, in terms of access to work in relation to skills level, development associated with Colchester's Business Park is likely to provide more higher skilled jobs, therefore there is a neutral impact for option 1. Locating employment development in Harwich will result in good access to work in terms of place of residence, Harwich is the second largest settlement in the district and access by sustainable modes of travel is good as three train stations are located in the Harwich urban area.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	0	--	--	-	+	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	--	--	--	-	++	The edge of Colchester employment allocation will increase the need to travel; Colchester's main railway station is some distance from the proposed employment allocation on the edge of Colchester and it is unlikely that workers who live in Tendring will travel by train to this employment site. The Horsley Cross and Hare Green allocations would increase the need to travel as they are remote locations; travel by private car would be the only option for the vast majority of workers. Although Wix is also an isolated location it is closer to Harwich than the other remote sites and residents of Harwich may travel sustainably to the site. An employment allocation on the edge of Harwich would reduce the need to travel for residents in Harwich and as one of the districts main towns public transport to Harwich is good so the need to travel for residents elsewhere in the district would be reduced. All options
	Will sustainable modes of transport increase?	N/A	--	--	--	-	+	
	Will it promote development of the ports?	0	++	++	++	++	++	

								promote development of the ports by providing land to support Bathside Bay.
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	n/a	The main air quality issues in the district relate to emissions of NO2 and particles (PM0) from vehicles on the A120, which will increase if an employment allocation is located along the A120. Development of the remote sites would increase noise, dust and light pollution. There will be less of an impact on the site on the edge of Colchester; although this is a Greenfield site and will experience pollution as it is adjacent to Colchester the impact will be less than the more remote sites. Large scale Greenfield development will also impact on soil quality and the land around Hare Green is of the best and most versatile agricultural land.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	o	o	o	o	o	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	-	--	--	--	o	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	+	+	++	All options will contribute to health and income equality through the provision of employment land. There is a more positive impact under option 5 as under this option development will be accessible to a greater number of residents and will contribute to regeneration in Harwich.
	Will it promote social cohesion?	N/A	o	o	o	o	o	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	--	--	--	-	+	As already explained in this appraisal options 1 – 4 will increase the need to travel. This increase in travel will inevitably increase greenhouse gas emissions. All options will involve an element of Greenfield development, which will increase the viability of sustainable construction methods and renewable energy technologies, which will be expected as part of new development. As a coastal town there is a risk of flooding in the Harwich area; although more detailed work in selecting appropriate sites should ensure that development in this area does not take place in high flood risk areas. There is an area of flood risk around Holland Brook, at Horsley Cross, and so flooding could also possibly be an issue at this location.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	+	+	+	+	
	Will it minimise the risk of flooding to people and properties?	0	o	o	-	o	-	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	o	o	o	o	o	

	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	+	+	+	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	--	--	--	--	--	All options are likely to adversely affect biodiversity and environmentally protected sites. The increase in the population as a result of significant employment growth will place further pressure on internationally designated sites through increased disturbance and increased pressure on water resources and water quality. Option 5 will result in the most negative impact as Harwich is a very vulnerable area bounded by the Stour Estuary to the north and Hamford Water to the east. All options will affect landscape quality, with the most negative affect likely under options 2 and 3. Hare Green and Horsley Cross are isolated locations and development will be out of character with the rural landscape. The employment development already located at Hare Green is obtrusive and detrimental to the appearance of the area. Horsley Cross is a prominent and elevated position sloping down towards Holland Brook and development here would significantly affect landscape quality.
	Will environmentally protected sites be protected or enhanced?	No loss	--	--	--	--	--	
	Will it protect Greenfield land?	25%	--	--	--	--	--	
	Will landscape quality be maintained?	No loss high value	-	--	--	-	-	
	Will listed buildings and conservation areas be protected or enhanced?	N/A	○	○	○	○	○	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	l	l	l	l	l	The extent to which the options minimise waste and increase rates of recycling and affect water quality will depend upon implementation. All options will be required to maximise the energy efficiency of buildings on site.
	Will water quality be maintained or improved?	N/A	l	l	l	l	l	
	Will it maximise the energy efficiency of development?	100% by 2010	+	+	+	+	+	
<b>Habitat Regulations Assessment</b>								
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>Opt 5</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			Yes	Yes	Yes	Yes	Yes	All options will result in a population increase as a result of new employment development. This increase in the population is likely to significantly affect international sites. There are four international sites in the district and such an increase in population will likely result in increased physical and non-physical disturbance, which will affect habitats through an increase in visitors to the sites; and issues on water quality and water resources.

### Question 7a – Housing figure

Option 1 is to plan for more than the 6,300 new dwellings.

Option 2 is to plan for 6,300 new dwellings.

Objective	Assessment criteria	Target	Opt. 1: Plan for > 6,300	Opt. 2: Plan for 6,300	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	++	++	Both options will ensure the delivery of homes to support the growing population. The housing figure from the East of England Plan is based on population projections and is a minimum target. Therefore, even under option 2 in which the Council would plan for 6,300 homes this figure is a minimum and there is the flexibility to deliver more homes than this. In 2007/8 495 dwellings were completed in the District, which is higher than the annual target. Both options will deliver affordable homes, although the provision of more affordable homes is likely if the Core Strategy plans for more than 6,300 new dwellings. Both options will deliver a mix of housing types. The Core Strategy will ensure that new dwellings make efficient use of land by directing development to brownfield sites and promoting high density development. However, planning for more than 6,300 homes will inevitably result in more development on Greenfield land.
	Will the delivery of affordable homes increase?	N/A	++	++	
	Will it deliver a mix of housing types?	Reflect SHMAA	++	++	
	Does it make efficient use of land?	25% -	+	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	+	The delivery of new homes will provide employment opportunities in the construction industry and through the provision of services/ facilities to support new housing. The more housing that is delivered the more jobs will likely be provided; although this will be dependent on the level of employment growth set out in the spatial strategy. Both options will promote regeneration through the redevelopment of brownfield land in preference to Greenfield land. Recent development in the District has involved high brownfield development rates (94% in 2006/7); however as the amount of brownfield land diminishes more Greenfield land will be necessary to meet the housing figures. Therefore, there is no difference in the options regarding the promotion of regeneration. The impact on the tourism industry, town centres and rural economy will depend upon the spatial strategy.
	Will it promote regeneration?	N/A	+	+	
	Will the levels of inward investment increase?	1	+	+	
	Will it contribute to the tourism industry?	N/A	I	I	
	Will it enhance the vitality and viability of town centres?	N/A	I	I	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	I	I	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable to these options.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	This objective is not applicable to these options.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	Whilst option 1 has not been identified as having a negative impact on pollution delivering a greater number of dwellings will result in a greater loss of soil and greater water use.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	-	O	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable to these options.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	-	O	Whilst option 1 has not been identified as having a negative impact on greenhouse gas emissions (as measures can be put in place to reduce emissions) delivering a greater number of dwellings will result in greater emissions of greenhouse gases for the district as a whole. The provision of sustainable design and construction measures, measures to reduce flood risk and renewable energy sources will depend upon implementation.
	Will sustainable design and construction techniques be employed?	100% by 2010	I	I	
	Will it minimise the risk of flooding to people and properties?	0	I	I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	I	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	Delivering more homes than required by the East of England Plan will result in a greater population increase than that expected (17% increase from 2006 – 2026). An increase in population will result in increased disturbance to environmentally protected sites (there are 4 within the district). Owing to the high amount of brownfield development in recent years Greenfield land will need to be developed to deliver the housing requirements and the more new homes that are planned for the greater the amount of Greenfield land developed. Landscape will be affected by the development of Greenfield land; however the sensitivity of the landscape affected will depend upon implementation.
	Will environmentally protected sites be protected or enhanced?	No loss	-	O	
	Will it protect Greenfield land?	25%	--	-	
	Will landscape quality be	No loss	I	I	

	maintained?	high value			
	Will listed buildings and conservation areas be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	The utility providers have planned for an expected increase of 6,300 new homes in Tendring in accordance with the East of England Plan. Allocating more new homes than required could impact on issues such as water quality. Tendring Hundred Water Services have set out in their Water Resources Management Plan how they intend to provide for 6,300 new dwellings. The energy efficiency of new homes will depend upon implementation.
	Will water quality be maintained or improved?	N/A	?	O	
	Will it maximise the energy efficiency of development?	100% by 2010	I	I	
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			Yes	Yes	The allocation of a minimum of 6,300 new dwellings is likely to significantly affect an international site. There are four international sites in the district and such an increase in population will likely result in increased physical and non-physical disturbance, which will affect habitats. An increase in dwellings also presents issues in terms of water quality and water resources, although the 6,300 figure is set by the East of England Plan and an appropriate assessment was carried out for this document. Delivering more than 6,300 dwellings in the district would not have been considered by the appropriate assessment of the East of England Plan.

### Job growth scenario (question 7b)

Under option 1, the RSS Baseline Scenario, job growth would be driven by the increase in population brought about by the 6,300 new dwellings. It is estimated that this scenario would deliver 3,800 jobs and only 2 hectares of land would need to be allocated.

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

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

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

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	n/a	These options concern job growth and are not applicable to this objective.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	O	++	+	Option 1, which links job growth to the delivery of new dwellings, will ensure that employment opportunities are accessible to centres of populations. Mixed use communities will be delivered, which will locate housing and employment development in close proximity. Option 2 directs development to Harwich to support Bathside Bay. The north-south transport links in the district are poor and residents in the south of the district would not be provided with accessible employment opportunities. Additionally, development at Bathside Bay may not come forward in the plan period; prior to development commencing road improvements must be made and a compensatory habitat provided. Option 3 promotes a number of employment opportunities, which will ensure that the population are provided with good access to a variety of employment opportunities; even rural areas will benefit. Option 4, by incorporating some of the elements of option 3, should ensure that employment opportunities are accessible to all. Options 2, 3 and 4 will promote regeneration through port expansion in Harwich, which is a Priority Area for Regeneration, and investment in seaside towns (options 3 and 4). Option 1 is unlikely to directly impact on regeneration as job growth will be brought forward in association with new dwellings. Inward investment will significantly
	Will it promote regeneration?	N/A	O	++	++	++	
	Will the levels of inward investment increase?	1	O	+	++	+	
	Will it contribute to the tourism industry?	N/A	O	O	++	+	
	Will it enhance the vitality and viability of town centres?	N/A	N/A	O	O	+	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	O	O	++	+	increase under option 3, which proposes a number of methods to increase job growth in the district; investment will also increase under options 2 and 4, although to a lesser extent as there are fewer opportunities under these options. Option 3 will regenerate the seaside towns and promote tourism; this is an important element of this option as it involves using the districts strengths. Option 4 should include this element of option 3. Although it is not expressly referred to, option 3 is likely to enhance the vitality and viability of the town centres through the variety of measures recommended. The town centres of the seaside towns are adjacent to the coast and so will be improved through directing investment to these areas. Option 3 will enhance the rural economy.
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	O	O	O	O	Option 1 will result in employment in close proximity to new housing, although it does ignore the provision of employment development elsewhere and focuses on employment to support housing, which may not result in the most satisfying choice of jobs. Option 2 will not provide a mix of jobs; job growth will be focussed on port related uses. Option 3 will result in the greatest diversity of employment opportunities and will improve the skills base of the population.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	O	++	+	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	++	-	+	O	Option 1 will ensure that jobs are located adjacent to new housing, reducing the need to travel. The creation of mixed use communities will result in an increase in sustainable travel. Options 3 and 4 will provide a mix of employment uses throughout the district. However, option 2 focuses on job growth at Harwich, which will fail to reduce the need to travel for residents outside of Harwich. Sustainable travel will be unlikely to increase under option 2 as public transport links between the north and south of the district are poor and so those workers living in the south of the district will likely travel by private car. Options 2, 3 and 4 all promote port expansion in Harwich.
	Will sustainable modes of transport increase?	N/A	++	-	+	O	
	Will it promote development of the ports?	0	O	++	++	++	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	Under option 1 air pollution will reduce by locating employment adjacent to housing, which will reduce the need to travel. This option also proposes delivering the minimum amount of employment land (which is still more than the East of England Plan target), which will result in the minimum loss of soil and use of natural resources. Finally, this option does not propose any heavy industry; thus employment development under this option will not increase noise pollution and vibrations. Options 2, 3 and 4 by promoting development of the ports will result in noise and light pollution. Option 2, which focuses employment development in Harwich will result in an increase in air pollution and greenhouse gas emissions as workers from outside of Harwich will likely travel by private car.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	-	-	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	++	+	All options will have a positive impact on income equality by providing new employment opportunities. The greatest impact will be under option 3, which will result in the maximum amount and greatest diversity of employment opportunities.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	-	+	+	Option 2, which focuses employment development in Harwich will result in an increase in air pollution and greenhouse gas emissions as workers from outside of Harwich will likely travel by private car. Options 1, 3 and 4 will provide employment opportunities close to centres of population.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	0	--	--	--	Bathside Bay is an SSSI and forms part of the Stour and Orwell Estuaries SPA and so under options 2, 3 and 4 this environmentally designated site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Part of option 3 is to promote the districts natural assets, e.g. Hamford Water. However, the promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site. Option 1 will deliver the minimum amount of job growth to support
	Will environmentally protected sites be protected or enhanced?	No loss	0	--	--	--	
	Will it protect Greenfield land?	25%	+	+	-	0	
	Will landscape quality be	No loss	+	+	-	0	

	maintained?	high value					new housing and although some Greenfield land will be developed this will be the minimum amount necessary. Option 2 focuses development within Harwich, a Priority Area for Regeneration, where it is likely that development can take place on previously developed land. Option 3 will involve Greenfield development given the amount of land that needs to be allocated for employment development and the approach to promote more economic development in and around some of the rural villages.
	Will listed buildings and conservation areas be protected or enhanced?	N/A	n/a	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	These options are not applicable to this objective.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		Yes	Yes	Yes	Yes	All options are likely to result in significant affects to international sites owing to the amount of employment growth. All options exceed the East of England Plan job figure and so the affects would not have been considered in the appropriate assessment of the East of England Plan. Bathside Bay forms part of the Stour and Orwell Estuaries SPA and so under options 2, 3 and 4 this environmentally designated site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Part of option 3 is to promote the districts natural assets, e.g. Hamford Water. However, the promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site.

## Appendix D. Spatial strategy further appraisal work

### Homes

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

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

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

Options 1 and 2 scored most favourably in the previous round of appraisal work and option 3 is an alternative to option 2.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	++	++	++	All options will provide the amount of homes necessary to meet the minimum 6,300 figure as set out in the East of England Plan. In terms of an equal distribution of housing to meet the needs of all of the districts residents; option 1 will locate approximately 55% of homes in Clacton and 45% in Harwich, this does not reflect recent trends in terms of housing in Harwich and ignores the housing needs of other areas of the district. Options 2 and 3 distribute housing according to affordable housing need, market demand and recent trends. The Council's Housing studies have shown that mid-Tendring has an acute shortage of affordable housing and options 2 and 3 will help to remedy this situation through the provision of small scale housing on the periphery of key service centres to meet local needs. Under option 1 high density development will be delivered; in smaller towns/ villages it is more difficult to provide high density development as development must fit in with the character of the surroundings.
	Will the delivery of affordable homes increase?	N/A	+	++	++	
	Will it deliver a mix of housing types?	Reflect SHMAA	++	++	++	
	Does it make efficient use of land?	25% -	++	+	+	

2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of	N/A	n/a	n/a	n/a	

	residence?					
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	+	All options direct housing to the main towns in the district, where there is the greatest provision of job opportunities, services/facilities and public transport.
	Will sustainable modes of transport increase?	N/A	0	0	0	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	+	++	All options will provide social infrastructure and services and open space; and a larger and greater variety is likely to be provided on large sites. Option 3 will have the most positive impact on social infrastructure and services as it is informed by the Infrastructure Study and ensures that the amount of homes directed to each town does not place an unacceptable strain on infrastructure and services. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Under all options development will take place on greenfield land, the SHLAA recommends that only 25% of homes will be built on brownfield land, which will effect soil and water quality.
	Will existing public space be retained and new public space be created?	N/A	+	+	+	
	Will it reduce actual crime and the fear of crime?	N/A	+	+	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	-	-	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	+	Affordable housing will be delivered, which will reduce levels of poverty and exclusion. All options will promote social cohesion by integrating new housing into existing urban areas, options 2 and 3 will have the most positive impact as they direct housing to where it is most needed, ensuring that residents do not have to move out of their home town.
	Will it promote social cohesion?	N/A	+	++	++	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	+	+	By the time the Core Strategy is adopted all new homes will have to comply with the code for sustainable homes; from 2010 a minimum of level 3 must be reached, from 2013 a minimum of level 4 must be reached and from 2016 level 6 (zero carbon) must be met. As a coastal district there is a risk of flooding under all options, although as part of the broad areas of search flood risk areas will be discounted from further consideration. Option 1 is very likely to result in flood risk issues as 3,000 homes are proposed in Harwich, which is a high flood risk area. All options have the opportunity to
	Will sustainable design and construction techniques be employed?	100% by 2010	+	+	+	

	Will it minimise the risk of flooding to people and properties?	0	-	○	○	provide green space for the dispersal of species and provision should be influenced by the Haven Gateway Green Infrastructure Strategy.
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A				
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	+	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	?	?	?	In 2007/8 there was no change to areas of biodiversity importance in the district. However, notwithstanding this all of these options have the potential to adversely affect biodiversity and to enhance biodiversity and so the impact is currently uncertain. All options are likely to adversely affect environmentally protected sites; the increase in the population, which all options provide for (expected to be a 17% increase between 2006 and 2026) will place further pressure on internationally designated sites through increased disturbance and increased pressure on water resources and water quality. Option 1 will result in the most negative impact as it allocates 3,000 homes in Harwich. This is a very vulnerable area bounded by the Stour Estuary to the north and Hamford Water to the east. Significant growth in this area (at present Harwich is home to only 16% of the districts population) would be likely to directly affect these internationally designated sites. In addition to affecting internationally designated sites option 1 is likely to affect Ray Creek, Brightlingsea Creek, and Holland Brook SSSI; option 2 is likely to affect The Naze SSSI. Option 3 will result in the least impacts on environmentally designated sites as it distributes more homes to Clacton, which has limited ecological sensitivity, and directs a lower amount of homes to the other towns than option 2. All options will involve the loss of greenfield land and landscape character and it is estimated that under all options approximately 75% of new development would be on greenfield sites. Option 2, which directs 500 homes to Manningtree could possibly impact on the Dedham Vale AONB.
	Will environmentally protected sites be protected or enhanced?	No loss	--	-	-	
	Will it protect Greenfield land?	25%	--	--	--	
	Will landscape quality be maintained?	No loss high value	-	-	-	
	Will listed buildings and conservation areas be protected or enhanced?	N/A	○	○	○	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	○	○	○	The impact on water quality is uncertain and will be looked at in detail in the appropriate assessment of the Core Strategy. As such a large proportion of greenfield land will need to be developed in order to meet the housing target energy efficiency should be maximised and the code for sustainable homes will be mandatory from the time the Core Strategy is adopted.
	Will water quality be maintained or improved?	N/A	?	?	?	
	Will it maximise the energy efficiency of development?	100% by 2010	+	+	+	
<b>Habitats Regulations Assessment</b>						

	Opt 1	Opt 2	Opt 3	General Evaluation
Is there likely to be a significant effect on an International Site?	Yes	Yes	Yes	All options will result in the same increase in population as a result of new housing and employment development. This increase in the population, expected to be a 17% increase between 2006 and 2026, is likely to significantly affect international sites. There are four international sites in the district and such an increase in population will likely result in increased physical and non-physical disturbance, which will affect habitats through an increase in visitors to the sites. This growth in the district also presents issues in terms of water quality and water resources, although the housing and employment figures are set by the East of England Plan and an appropriate assessment was carried out for this document, which concluded that there would be no significant adverse impacts on international sites.

## Jobs

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

Option 2 is the previous option 4, the hybrid approach. This option will deliver 7,000 new jobs between 2008 and 2026. A range of employment sectors will be supported, including town centres, high quality offices and industrial/warehousing. The district will be promoted as a base for the growth in the renewable energy industry. Tourism will be promoted in coastal towns and rural areas, farm diversification schemes will be supported and the Council will work with the education authority to improve the skills base.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	These options concern job growth and are not applicable to this objective.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	

2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	++	These options are very similar and both will result in very positive impacts on this objective. Both options will promote a number of employment opportunities and result in increased levels of inward investment, which will ensure that the population is provided with good access to a variety of employment opportunities; even rural areas will benefit. Port expansion in Harwich, which is a Priority Area for Regeneration, will be supported. Both options will regenerate the seaside towns and promote tourism; this is an important element of these options as it involves using the districts strengths. Whilst it is stated that option 1 will provide 12,800 jobs and option 2 will create 7,000 (5,700 less jobs) the East of England Development Agency has forecast that between 2001 and 2026 there is the potential for Tendring to provide 13,000 new jobs, of which 5,900 have been created in the period 2001 to 2008. Therefore, whilst option 1 states that it will create more new jobs than option 2 this amount of jobs may not actually be created, particularly in the early parts of the plan period in light of the current economic climate.
	Will it promote regeneration?	N/A	++	++	
	Will the levels of inward investment increase?	1	++	++	
	Will it contribute to the tourism industry?	N/A	++	++	
	Will it enhance the vitality and viability of town centres?	N/A	+	+	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	++	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	0	++	Part of option 2 is to work with education providers to improve the skills base of the district. Both options will result in a diversity of employment opportunities throughout the district; accessible to the population in terms of access and skills level.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	++	
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel?	N/A	+	+	Both options will provide a mix of employment uses throughout the district and promote port expansion in Harwich. Option 2 will result in the most positive impact on this objective as it supports widening the coverage of broadband, which will increase the opportunities for home working.

international gateways	Will sustainable modes of transport increase?	N/A	+	+	
	Will it promote development of the ports?	0	++	++	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	The promotion of the port will result in noise and light pollution. However, as Bathside Bay has consent this will occur in the absence of support in the Core Strategy. The location of a mix of job opportunities throughout the district will reduce the need to travel to work.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	-/+	-/+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	++	Both options will have a positive impact on income equality by providing a range of new employment opportunities throughout the district.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	+	Both options will provide employment opportunities close to centres of population, which should reduce levels of out-commuting and therefore reduce greenhouse gas emissions from transport. Option 2 supports the growth of the renewables industry.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	

	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	--	I	Bathside Bay is an SSSI and forms part of the Stour and Orwell Estuaries SPA and so under both options this environmentally notified site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Both options seek to promote the districts natural assets and option 1 specifically refers to Hamford Water. Hamford Water is a Special Protection Area and Ramsar site and promoting this area and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site. Both options will involve greenfield development given the amount of land that needs to be allocated for employment development; the greatest impact will occur under option 1.
	Will environmentally protected sites be protected or enhanced?	No loss	--	I	
	Will it protect Greenfield land?	25%	--	-	
	Will landscape quality be maintained?	No loss high value	-	O	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		Yes	Yes	Bathside Bay is an SSSI and forms part of the Stour and Orwell Estuaries SPA and so under both options this environmentally designated site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Part of option 1 is to promote the districts natural assets such as Hamford Water. However, the promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site.





## Appendix E. Broad areas of search

### Clacton Broad Areas for Settlement Growth

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

Option 1 is westward expansion towards Jaywick and St Osyth.

Option 2 is northward expansion around the Cann Hall estate.

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

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

Option 5 is a combination of options 1 to 4.

Further consideration as a result of representations received has led the Council to review the broad areas previously identified and as such the following areas have been appraised:

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

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

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

Option 4 is northward expansion towards Little Clacton.

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

SA Objective	Opt. 1	Opt. 2	Opt. 3	Opt. 4	Opt. 5	General Evaluation
1. Provide decent and affordable homes for all	++	++	++	++	++	Clacton-on-Sea is the main town in the district and the settlement most likely to cope with new housing. Additionally, the majority of the demand for housing is within the town. The Local Plan allocated one greenfield site and this site is located within the broad area of search under option 3.
2. Harness the district's economic strengths	++	+	++	-	+	All options will enhance the district's economic strengths. The broad areas of search for options 1, 2 and 4 are the closest to the town centre. Option 1, which would involve development along the coast between Clacton and Jaywick, could enhance the district's tourist economy. Option 3 is close to the A133 and so this area could be the most attractive to new businesses in terms of access. Further this area is close to Brook Park. There is a business and industrial area close to the broad area of search for option 5, which could possibly be expanded as part of development in this area. There is a caravan park within the broad area of search for option 4 and this would be lost as a result of development in this area, to the detriment of the district's tourist economy. There is also a caravan park within the broad area of search for option 5 and development in this location could place pressure on the release of this important tourist site to come forward for housing or business use.
3. Improve the skills base through increased learning opportunities for all	+	+	+	+	+	Options 1 and 2, which direct development to west Clacton, will require early years provision and may require a new primary school. Secondary age pupils should be accommodated in a new Academy, which is proposed to replace Bishops Park College and Colbayns School. Early years and primary schools capacity in the Little Clacton (option 4) and Holland-on-Sea area (option 5) is limited and so new facilities would be required.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	+	+	++	+	++	All options will help to reduce the need to travel as Clacton is the main town in the district and has the greatest provision of jobs and services/ facilities. The broad area of search for option 5 is closest to the railway station. However, development in all of the areas could improve connections to the railway station. The broad area of search for option 3 will reduce the gap between the edge of Clacton and Brook Park and development here should improve

						connections between the town and this out of centre retail park, which would reduce the need to travel.
5. Promote wellbeing through community cohesion and social capital	--	-	-	<b>O</b>	-	There are large areas of protected open space in the area around option 1. There is also protected open space along the current settlement boundary within the option 5 area. The broad areas of search for options 1 and 2 and part of option 3 are served by the Jaywick sewage treatment works (STW) and the Water Cycle Study (WCS) has identified that this STW is operating above consented capacity and there are no plans to apply for an increase in discharge consent. Anglian Water has identified that growth in this area will likely result in flooding from sewers draining to West Road and into a combined sewer outflow. However, the WCS has indicated that St Osyth and Clacton STWs should have capacity to cope with the increase.
6. Reduce levels of poverty and exclusion	+	+	+	+	+	There is a high level of deprivation in Clacton. Based on the Indices of Deprivation 2007 the area around options 1 and 2 scored 5 on a national and local scale of deprivation by ward (5 = most deprived and 1 = least deprived) and the other areas all scored 4 on a national and local scale, with the exception of the area covered by option 3, which scored a 3 at the local scale. New development should help to tackle deprivation through the provision of new services, which will benefit the existing and the new population.
7. Reduce contributions to climate change		+			-	The SFRA has shown that the area around option 1 is high flood risk adjacent to the coast, although land further north of the coast within the broad area of search is not at risk of fluvial, tidal or surface water flooding. The broad area of search for 2 is not within the flood risk zone and small parts of the broad area are at a lesser risk of surface water flooding. A small part of the broad area of search for option 3 is within flood zone 2 and parts of the area are at an intermediate risk of surface water flooding. A small part of the area around option 4 is within flood zone 3 and parts are at an intermediate risk of surface water flooding. Part of the area around option 5 is high flood risk; generally the high flood risk area is adjacent to the current settlement boundary of Clacton. Along this same area is a high risk of surface water flooding. As included in the evaluation under objective 4, all options are likely to promote sustainable travel. The Haven Gateway Green Infrastructure Study identifies the opportunity for a green corridor (Pickers Ditch/Clacton Orbital) within the broad area of search for option 2 and a country park within the broad area of search for option 3.
8. Protect and enhance natural and historic environmental assets	--	+	+/?	--	--	The coastal protection belt falls partly within the broad area of search for option 1. An area of ancient woodland is located within the vicinity of option 3, although this is some distance from the current settlement boundary and is unlikely to be significantly affected (although this does depend on the direction of growth in this broad area). The Local Plan safeguards land in-between settlements as green gaps; the intention of these gaps is to avoid settlement coalescence. There are green gaps in the broad area of search for options 1, 3, 4 and 5. Development within the broad area of search for option 4 would lead to settlement coalescence between Clacton and Little Clacton; to the detriment of the character of Little Clacton. Option 5 could adversely affect Holland

						Haven Marshes SSSI given its close proximity. In terms of landscape impact the Landscape Character Assessment states that the open coastal edge between coastal settlements should be maintained and the rural coastal slopes between Clacton and Jaywick are an important feature (option 1); there may be some capacity for an urban extension to Clacton in the broad areas of search for options 2 and 3; the strategic gaps between settlements should be maintained (options 1 and 4); and the contrast between the peaceful unsettled Holland valley system and the urban edge of Clacton should be maintained (option 5). The broad area of search for option 1 is characterised by Red Hills and late medieval and post medieval historic landscape features. There is high potential for internationally important but deeply buried Paleolithic deposits. The broad areas of search for options 3, 4 and 5 have potential for Paleolithic deposits and within these areas are significant groups of crop marks dating from the Bronze Age onwards.
9. Ensure the prudent use of natural resources	-	-	-	○	○	As explained under SA objective 5 there is likely to be an issue in terms of water quality under options 1, 2 and 3 due to capacity constraints at Jaywick STW.
<b>Habitat Regulations Assessment</b>	Indirect effect likely as a result of all options.			None of the five sites are in close proximity to an international site and so it is highly unlikely that development in any of these locations would directly affect the integrity of an international site. However, owing to the increase in population development here would be likely to result in indirect effects to the international sites. These effects will be looked at in detail in the appropriate assessment of the Core Strategy.		

### Harwich and Dovercourt Broad Areas for Settlement Growth

Option 1 is northward expansion towards the A120.

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

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

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

SA Objective	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	++	++	++	Harwich is the second largest town in the district with 16% of the existing housing in the district. There is a need for housing in the town and it is appropriate that housing be located here.
2. Harness the district's economic strengths	++	++	+	Significant development in Harwich, which these options will provide, is needed to support the Bathside Bay container terminal and capitalise on the district's employment strengths. A Local Plan strategic employment allocation (Pond Hall Farm) is located within the broad area of search for option 1. Option 3 is not adjacent to the A120 and is located to the south of the town, away from the port and so will have a less positive impact in terms of supporting Bathside Bay.
3. Improve the skills base through increased learning opportunities for all	+	+	+	Provision would need to be made for early years facilities. Some local capacity exists within local primary schools but new schools would still be required. The Harwich School would need to be expanded given the amount of development likely, but this would be tight and may still not quite accommodate demand.

4. Minimise transport growth whilst capturing the economic benefits of international gateways	++	++	+	All options will support the development of Bathside Bay and option 1 is the closest to Bathside Bay. The broad area of search for option 3 is furthest away; to the south of the town. The A120 is located within the broad area of search for option 1. The A120 is located close to the broad area of search for option 2. The area included in option 1 is closer to railway stations than the other two areas. Sustainable transport will be required as part of all options to provide sustainable links within the site and sustainable connections with existing development.
5. Promote wellbeing through community cohesion and social capital	+	0	0	A country park is proposed in the Local Plan adjacent to the strategic employment site designated within the broad area of search for option 1.
6. Reduce levels of poverty and exclusion	+	+	+	Harwich has areas of deprivation and development in the town will provide new services/ facilities/ open space, which will benefit existing residents. Based on the Indices of Deprivation 2007 all areas of search scored 4 at the national level of deprivation by ward (5 = most deprived and 1 = least deprived) and 3 at the local level.
7. Reduce contributions to climate change	--	I	+	All areas are on the edge of Harwich, the second largest town in the district. Harwich has a number of services/ facilities and providing that sustainable transport links are created and a good mix of uses is delivered future users should be able to access the site and surrounding facilities sustainably, reducing levels of greenhouse gas emissions. Part of the broad area of search for option 1 is located in flood zone 3a and 3b. Flood zone 3a is close to the broad area of search for options 2 and 3 and if all of the development in Harwich were directed to either of these areas it would likely encroach into the flood risk area. The Haven Gateway Green Infrastructure Strategy identifies an opportunity a country park within the broad area of search for option 1 and the improvement of the cycle route within the broad area of search for option 3.
8. Protect and enhance natural and historic environmental assets	-	-	--	The broad area of search for option 1 is close to the Stour and Orwell Estuaries SPA/ Ramsar site and could affect this site through increased disturbance. The broad area of search for option 3 is close to Hamford Water SPA/ Ramsar site and development in this location could affect this site and its setting. The areas included in options 1 and 3 are included within the coastal protection belt as defined in the Local Plan, although the area around the employment designation has been removed from the coastal protection belt. Part of the broad areas of search for option 1 and option 2 are designated in the Local Plan as green gaps. Ramsay Ray Local Wildlife Site is located to the north of the broad area of search for option 1, although this is unlikely to be significantly affected. Development in the broad area of search for option 2 is likely to have an impact on the landscape; the Oakley ridge forms a prominent landform and skyline. The broad areas of search for options 1 and 2 are a wide flat open landscape of former coastal and freshwater marshes that were drained in the nineteenth century and have high potential for palaeoenvironmental deposits. The broad area of search for option 3 is an undulating rural agricultural plateau and there are likely to be surviving archaeological deposits of medieval and possible Saxon.
9. Ensure the prudent use of natural resources	0	0	0	Wastewater from all sites will be sent to the Harwich and Dovercourt STW. The scale of growth planned in Harwich would raise the discharge well over the current consent DWF. However, AWS state that only one of the two aeration lanes is online so there is capacity for another 50% of secondary treatment.
<b>Habitat Regulations Assessment</b>	Possibly	No	Yes	Harwich is bounded to the north by the Stour and Orwell Estuaries SPA/ Ramsar site and to the east by Hamford Water SPA/ Ramsar site. Development in Harwich could adversely affect these sites through increased disturbance. Although the Core Strategy will likely result in increased 'weekend visitor' disturbance as a result of the population

				increase significant development in Harwich will likely result in increased 'weekday and weekend visitor' disturbance.
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### **Frinton and Walton Broad Areas for Settlement Growth**

Option 1 is eastward expansion of Frinton towards Great Holland.

Option 2 is expansion in the vicinity of Kirby Cross.

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

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

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

<b>SA Objective</b>	<b>Opt. 1</b>	<b>Opt. 2</b>	<b>Opt. 3</b>	<b>Opt. 4</b>	<b>General Evaluation</b>
1. Provide decent and affordable homes for all	+	+	+	+	All options will provide decent and affordable homes.
2. Harness the district's economic strengths	++	+	+	+	All areas will have positive impacts on the district's economy by providing jobs associated with the new housing. The area of search for option 4 covers Walton Mere and Walton-on-the-Naze, which the Council consider to be important tourist assets. Walton-on-the-Naze is a popular tourist area and Walton Mere is now disused but was previously used for tourism purposes and is allocated as such in the Local Plan. Development in this location will benefit the tourist economy.
3. Improve the skills base through increased learning opportunities for all	-	?	+	?	Option 1 will involve development on the edge of Frinton; however Frinton Primary School does not have sufficient capacity to accommodate additional pupils without displacing children living in areas that currently have a reasonable expectation of entry to the school. Option 2 and possibly option 3 would affect Kirby Primary School. This school could accommodate students from approximately 250 new dwellings and if more dwellings are built the only solution would be either to secure some adjoining land or move the school to a larger site. The broad area of search for option 3 is located in close proximity to schools. Option 4 would generate the need for approximately half a form of primary school age children and limited expansion at Tendring Technology College.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	0	0	+	+	Of all of the options the broad areas of search for options 3 and 4 are most likely to result in an increase in sustainable travel. The broad area of search for option 3 is close to schools and The Triangle Shopping Centre and Walton Mere is within Walton town.
5. Promote wellbeing through community cohesion and social capital	0	-	0	0	There are pockets of public open space within the broad area of search for option 2, which could come under pressure for development if this option is taken forward.
6. Reduce levels of poverty and exclusion	+	+	+	+	New services/ facilities/ open space will benefit existing residents and may help to reduce deprivation. Based on the Indices of Deprivation 2007 all areas of search scored 3 at the national level of deprivation by ward (5 = most deprived and 1 = least deprived). At the local level Walton scored 3 and Frinton and Holland and Kirby scored 1.

7. Reduce contributions to climate change	-	O	?	--	Within the broad area of search for option 1 there is an area of high flood risk, which runs within and adjacent to the existing settlement development boundary. The area of search for option 3 is close to an area of high flood risk and the area of search for option 4 falls within the flood risk zone and is highly susceptible to surface water flooding.
8. Protect and enhance natural and historic environmental assets	--	O	--	-	The broad area of search for options 1 and 2 are designated in the Local Plan as local green gaps and the Landscape Character Assessment (LCA) sets out the importance of maintaining the strategic gaps between settlements in these locations. The LCA states that positive landscape management should form part of any development in the broad area of search for option 2. There is an area of ancient woodland within the broad area of search for option 1, which is designated as a local wildlife site. The area of search is very close to the conservation area and development in this location would be likely to adversely affect The Avenues Area of Special Character. The broad areas of search for options 3 and 4 lie within the coastal protection belt and are close to Hamford Water SPA/ Ramsar site. The LCA explains that the area of search for option 3 should be maintained as a rural landscape forming an important setting to Hamford Water. The area of search for option 4 is also in close proximity to The Naze SSSI. All areas have good potential for archaeological deposits and are sensitive to change and the broad area of search for option 4, which includes reclaimed marshland, may have deposits relating to the former saltmarsh.
9. Ensure the prudent use of natural resources	+	+	+	+	The Water Cycle Study states that Frinton and Walton STW has sufficient headroom to cope with projected growth.
<b>Habitat Regulations Assessment</b>	No	No	Possibly	Possibly	The broad areas of search for options 3 and 4 are located in close proximity to Hamford Water SPA/ Ramsar site and it is likely that development, particularly in the broad area of search for option 4, would adversely affect the site through increased disturbance.

### **Brightlingsea Broad Areas for Settlement Growth**

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

SA Objective	Opt. 1	Opt. 2	Opt. 3	Opt. 4	Opt. 5	General Evaluation
1. Provide decent and affordable homes for all	+	+	+	+	+	All options will provide decent and affordable homes.

2. Harness the district's economic strengths	0	0	0	0	0	Development in Brightlingsea is likely to predominantly involve new housing and is unlikely to contribute to the district's economy.
3. Improve the skills base through increased learning opportunities for all	0	0	0	0	0	The Schools Service has predicted that 400 additional dwellings could be accommodated at Brightlingsea Infant and Junior Schools but temporary accommodation would need to be replaced with permanent buildings. Minor expansion would be needed to Colne Community School. It is unlikely that as many as 400 dwellings would be delivered in Brightlingsea owing to the many constraints and so a smaller amount of housing should be accommodated.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	-	-	-	-	-	Brightlingsea is a small town with a range of services/ facilities, however many residents travel out of the town for employment and other services/ facilities. There is one road into the town, which is already congested, particularly in summer months and new development at any location would exacerbate the existing problem. The town is poorly served by public transport.
5. Promote wellbeing through community cohesion and social capital	?	?	?	?	?	There is currently not enough information to establish the likely impact of these areas of search on this objective.
6. Reduce levels of poverty and exclusion	0	0	0	0	0	Based on the Indices of Deprivation 2007 all areas of search scored 3 at the national level of deprivation by ward (5 = most deprived and 1 = least deprived) and 2 at the local level.
7. Reduce contributions to climate change	-	0	0	0	--	The SFRA states that Brightlingsea waterfront has no flood protection and that development in this area would require additional defences. The broad area of search under option 5 falls within the high flood risk zone and the area of search under option 1 is in close proximity to the high flood risk zone.
8. Protect and enhance natural and historic environmental assets	--	-	-	-	--	All options will involve development within the coastal protection belt. Wick's Wood and Lodge Wood Local Wildlife Sites (Te29) are located within the broad area of search under option 1. These two woods are elm, ancient oak woodland, ash and field maple. Options 1 and 5 could have adverse impacts on the Colne Estuary SPA/ Ramsar Site. With the exception of option 5 all broad areas of search lie within 'Brightlingsea Coastal Slopes', as defined in the Landscape Character Assessment, the rural settlement pattern should be maintained; the slope crests are particularly important, but some small scale residential development may be accommodated with care in siting and design. The broad area of search for option 5 lies within 'Brightlingsea drained marshes'; this is a peaceful landscape that forms a setting to the open creeks and estuaries and the remote, unsettled character of the landscape should be maintained. Archaeological character for all areas of search is likely to be good.

9. Ensure the prudent use of natural resources	-	-	-	-	-	Brightlingsea STW already operates within 20% of the consented limit and new development is likely to exceed consented limits by 2011/2.
<b>Habitat Regulations Assessment</b>	Yes	No	No	No	Yes	Options 1 and 5 are likely to adversely affect the Colne Estuary SPA/ Ramsar site.

### **Lawford, Manningtree and Mistley Broad Areas for Settlement Growth**

Option 1 is expansion around Dale Hall, Lawford.

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

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

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

<b>SA Objective</b>	<b>Opt. 1</b>	<b>Opt. 2</b>	<b>Opt. 3</b>	<b>General Evaluation</b>
1. Provide decent and affordable homes for all	+	+	+	All options will result in the provision of decent and affordable homes.
2. Harness the district's economic strengths	+	+	++	All options should result in new employment opportunities, although it will be likely that growth will principally be residential. Development in the broad area of search for option 3 could help Mistley Port.
3. Improve the skills base through increased learning opportunities for all	?	?	?	There is limited surplus capacity in the area for primary school accommodation; however the amount of development proposed would not be enough to demand a new school. Discussions with the Schools Service must continue in order to ensure that development does not place undue pressure on local schools. Manningtree High School could accommodate some of the growth, but would need to expand slightly. Of all the options the broad areas of search for options 1 and 2 are closest to the High School.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	+	0	+	Development in the broad area of search for option 3 could help to support Mistley Port by providing additional employment land in this area. It would also lead to improved road connections, which could support Mistley Port. This area is closest to a railway station, although this is Mistley railway station and the areas of search for options 1 and 2 are closer to Manningtree railway station, which is on the mainline. The broad area of search for option 1 is closest to Manningtree Town Centre, which will reduce the need to travel.
5. Promote wellbeing through community cohesion and social capital	?	?	?	There is currently not enough information to establish the likely impact of these areas of search on this objective.
6. Reduce levels of poverty and exclusion	0	0	0	All areas fall within the least deprived fifth of wards in the district.

7. Reduce contributions to climate change	+	O	O	The broad areas of search for all options are not at risk of flooding, although a small part of the area of search for option 2 is at risk of surface water flooding. These areas would not be affected in the instance of a breach at Manningtree. As explained in the evaluation for objective 4 option 1 is close to Manningtree town centre, which is likely to reduce the need to travel and hence the amount of carbon emissions from cars.
8. Protect and enhance natural and historic environmental assets	I	O	--	A large area covering the broad area of search under option 1 is designated a Local Wildlife Site (Te45). The site is an extensive series of stream valley grasslands either side of Wignall Brook. This area of search also includes the Dedham Vale AONB, although development could be accommodated outside of the AONB and Local Wildlife Site, but this would be within the local green gap. The broad area of search for option 3 is within the coastal protection belt and the Dedham Vale AONB and is close to the Stour and Orwell Estuaries SPA/ Ramsar site. The broad areas of search for options 2 and 3 are within an area of considerable archaeological potential with numerous multi-period crop marks.
9. Ensure the prudent use of natural resources	I	I	I	Manningtree STW has headroom and could cope with an increase in wastewater without affecting the current discharge consent. Most of Manningtree and Mistley is classified as a Source Protection Zone and it will be important that development includes SuDS (water retention rather than infiltration) to minimise groundwater pollution.
<b>Habitat Regulations Assessment</b>	No	No	likely	Development in the broad area of search for option 3 could adversely affect the integrity of the Stour and Orwell Estuaries SPA/ Ramsar site.

### Eastern fringe of Colchester Broad Areas for Settlement Growth

Option 1 is expansion into Ardleigh near Plains Farm.

Option 2 is expansion in the vicinity of Crockleford Heath.

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

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

SA Objective	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	+	+	+	All options will provide new homes, although these sites are some distance from the main settlements in Tendring and so will not provide affordable homes where they are needed.
2. Harness the district's economic strengths	+	+	+	These options will build on Colchester's employment strengths rather than Tendring's. Option 1 will build on the strength of Colchester's Business Park and option 3 will build on the strength of the future university science park.
3. Improve the skills base through increased learning opportunities for all	?	?	?	All options would require a new primary school as surplus spaces in Colchester schools are expected to be filled by the planned new homes set out in Colchester's adopted Core Strategy. Colchester's secondary school provision is currently under review and the likely outcome is that places in the south of the town will be reduced, which will affect option 3. There is only one school in north Colchester and a second school is not planned. However, it could come forward as part of the north Colchester greenfield extension. In the absence of a new school in north Colchester option 1

				would not be sustainable.
4. Minimise transport growth whilst capturing the economic benefits of international gateways	--	--	--	Sustainable travel links are currently poor in all areas of search.
5. Promote wellbeing through community cohesion and social capital	?	?	?	There is currently not enough information to establish the likely impact of these areas of search on this objective.
6. Reduce levels of poverty and exclusion	-	-	-	Development of any of these options will ignore deprivation in Tendring.
7. Reduce contributions to climate change	○	○	-	The broad area of search for option 1, adjacent to Colchester's settlement boundary, is not within an area of flood risk. Part of the broad area of search for option 3 is within the flood risk zone.
8. Protect and enhance natural and historic environmental assets	-	○	-	Option 1 could have adverse impacts on Bullock Wood SSSI. Option 3 could adversely affect Salary Brook Local Wildlife Site.
9. Ensure the prudent use of natural resources	-	-	-	These sites are likely to be served by Colchester's STW, which is currently exceeding capacity. Improvements will be needed to accommodate Colchester's growth and all of these options would therefore affect this STW.
<b>Habitat Regulations Assessment</b>	No	No	No	None of these sites are likely to directly affect an international site.



## Appendix F. Appraisal of core policies

### Containing urban growth

Option 1 is to apply a general presumption to development within settlement development boundaries and a general presumption against development outside of settlement development boundaries.

Option 2 is to not identify settlement development boundaries.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	++	+	Both options will ensure that dwellings are planned to support the growing population, including affordable homes. There will be a more positive effect under option 1 as under this option there will be more certainty about where development will take place. Under option 2 rural exception sites are unlikely to come forward for development as there will be no clear definition of the countryside and so sites solely for affordable housing would be unlikely to come forward. A general presumption against development in the countryside will help to avoid greenfield development and higher densities will generally be more acceptable on sites within urban areas rather than sites in the countryside.
	Will the delivery of affordable homes increase?	N/A	+	--	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	+	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	--	A general presumption against development in the countryside will ensure that development is not located in remote locations, inaccessible to centres of population. A presumption in favour of development within settlement development boundaries will help to promote the regeneration of brownfield sites. A recent report from CPRE, Brownfield Market Signals, concluded that the availability of greenfield land decreased the viability of brownfield land. Containing development within existing settlements will help to enhance the vitality and viability of town centres; the removal of settlement development boundaries will undermine town centres and could lead to proposals coming forward for out of town retail parks. Removing settlement development boundaries will positively impact on the rural economy as more development is likely to come forward, however under option 1 the rural economy can still be sustained by permitting uses that need a countryside location.
	Will it promote regeneration?	N/A	+	-	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	O	O	
	Will it enhance the vitality and viability of town centres?	N/A	+	-	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>I</b>	<b>+</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>+</b>	<b>-</b>	Directing development to existing settlements will reduce the need to travel, allowing development outside of settlements will result in increased travel and outside of the district's settlements public transport is poor and so most journeys would be by car.
	Will sustainable modes of transport increase?	N/A	<b>0</b>	<b>-</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	

	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote social cohesion?	N/A	<b>n/a</b>	<b>n/a</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>+</b>	<b>-</b>	Directing development to existing settlements will reduce the need to travel, allowing development outside of settlements will result in increased travel and outside of the district's settlements public transport is poor and so most journeys would be by car. Option 2 would therefore lead to an increase in greenhouse gas emissions from increased travel.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<b>n/a</b>	<b>n/a</b>	The internationally and nationally designated sites in the district are located outside of settlement development boundaries and so removing these boundaries and taking a more relaxed approach to development in the countryside could result in development affecting these sites, although this of course will depend on the location and type of development and so the impact on this sub-objective is uncertain. Directing development to existing settlements will protect greenfield land and landscape character. It is uncertain whether historical assets will be protected and/or enhanced
	Will environmentally protected sites be protected or enhanced?	No loss	<b>0</b>	<b>?</b>	

	Will it protect Greenfield land?	25%	+	--	under both options. Historic landscapes may be affected if sites outside settlements are developed and greenfield development could affect archaeological deposits. Many of the district's settlements contain historical assets and Harwich and Manningtree, two of the districts main settlements are designated by Essex County Council as historic towns. Notwithstanding the general presumption in favour of development within settlements permission should not be granted unless it can be demonstrated that the historic environment will not be affected.
	Will landscape quality be maintained?	No loss high value	+	-	
	Will historic assets be protected or enhanced?	N/A	?	?	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		No	Yes	International sites are located outside of settlement development boundaries and so removing these boundaries and taking a more relaxed approach to development in the countryside could result in development affecting these sites, although this of course will depend on the location and type of development.

## Development in the Countryside

Option 1 allows the following types of development in the countryside: development allocated in the Site Allocations DPD; development that supports the needs of agriculture, forestry and fishery; equestrian related development; extensions to dwellings, business premises and caravan parks; renewable energy installations; replacement of existing dwellings and commercial premises; agricultural workers dwellings and rural exception sites; enabling development; the re-use of rural buildings for business or tourism purposes and farm shops.

Option 2 is to include a more permissive policy towards development in the countryside.

Option 3 is to include a more restrictive policy towards development in the countryside.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and	Will it provide the homes	315	+	+	-	Options 1 and 2 will contribute to the district's housing need, including need for

affordable homes for all	needed to support the growing population?					affordable housing, by allowing some forms of residential development to take place in the countryside; the impact is likely to be more positive under option 2. Option 3 will fail to contribute to the districts housing need by introducing a presumption against any form of development in the countryside. In addition to new dwellings options 1 and 2 will allow existing dwellings to expand, which will meet the changing needs of the districts residents. It is uncertain whether option 1 will make efficient use of land; whilst most development will take place on greenfield land, there may be some brownfield sites in the rural areas that could be developed. Option 2 will not make the most efficient use of land.
	Will the delivery of affordable homes increase?	N/A	+	+	-	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	?	-	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	-	--	0	Option 1 will allow some new employment development in the countryside; this will not be accessible to centres of population. Option 2 is likely to result in a greater amount of employment development in the countryside; inaccessible to centres of population. Options 1 and 2 will promote regeneration of vacant rural buildings; option 3 would restrict this type of development. Options 1 and 2 will contribute to the tourist economy by allowing extensions to caravan parks and the conversion of rural buildings to tourist accommodation; option 3 would fail to allow this type of development. Options 1 and 2 will sustain and enhance the rural economy, with a more positive impact likely under option 2.
	Will it promote regeneration?	N/A	+	+	-	
	Will the levels of inward investment increase?	1	?	?	0	
	Will it contribute to the tourism industry?	N/A	+	+	-	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	+	++	-	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	0	-	+	Development in the countryside increases the need to travel for those who live in the main centres of population, but reduces it for those living in the countryside. As option 1 only supports limited development in the countryside the impact is neutral, however option 2, which allows more development in the countryside will result in more people travelling and option 3, which restricts development in the countryside will reduce the need to travel.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	Development in the countryside is likely to result in increased pollution in terms of increased travel causing air pollution, lack of capacity in the water infrastructure network, soil pollution through greenfield development and light pollution. Equestrian uses in particular are one that often results in light pollution.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	-	-	0	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social	N/A	n/a	n/a	n/a	

	cohesion?					
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	n/a	Option 1 recognises that renewable energy installations are acceptable in the countryside. The impact under option 3 is uncertain as although there may be a general presumption against development in the countryside, a wind farm for example cannot be located in a built up area.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	+	?	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	?	?	+	Development in the countryside will involve the loss of greenfield land. Development on greenfield land inevitably affects biodiversity and landscape character, however the impact of options 1 and 2 are uncertain as more detailed policies in the Development Policies section will set out the criteria used to judge applications and so could ensure no adverse impacts on biodiversity and landscape. Option 1 will positively impact on listed buildings in certain circumstances by allowing enabling development in the countryside which is necessary to secure the future of a listed building.
	Will environmentally protected sites be protected or enhanced?	No loss	?	?	+	
	Will it protect Greenfield land?	25%	-	--	+	
	Will landscape quality be maintained?	No loss high value	?	?	+	
	Will historic assets be protected or enhanced?	N/A	+	0	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	

	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?		?	?	No	Options 1 and 2 promote development in the countryside and so may impact on an international site. This potential impact can be avoided by stating in the Core Strategy that proposals that would adversely affect an international site will not be permitted.	

### Securing facilities and infrastructure

Option 1 is to include a policy requiring development to address infrastructure needs. Reference will be made to increased school capacity, increased water and sewerage capacity, improvements to the transport network and any other requirements resulting from development.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	+	Both options will ensure that contributions are made to education provision where necessary. Contributions are sought at present through section 106 agreements and so even under the no plan option contributions will still be sought.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	++	?	Option 1 makes clear that infrastructure must be in place prior to the granting of planning permission. Under the no plan option this is uncertain as contributions towards education may still be given as this is already established, however contributions towards improvements to sewage

capital	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	treatment works, for example, may not be secured. Importantly option 1 will make clear that it is the developers responsibility to address facilities/ infrastructure required as part of the development.
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	?	Securing necessary facilities and infrastructure as part of development will help to reduce levels of poverty and exclusion.
	Will it promote social cohesion?	N/A	+	?	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	There will be no impact on this objective, although in the future, perhaps as part of the Community Infrastructure Levy, contributions could be made towards renewable energy projects.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	O/I	O	
8. Protect and enhance	Will it preserve or	No loss	n/a	n/a	Ensuring that water can be provided and wastewater dealt with within the confines of existing

natural and historic environmental assets	enhance biodiversity?				consents (or sustainable increases in consent) will help to protect international sites, they key features of which are susceptible to changes in water quality and water levels.
	Will environmentally protected sites be protected or enhanced?	No loss	+	-	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	Ensuring that water can be provided and wastewater dealt with within the confines of existing consents (or sustainable increases in consent) will help to protect international sites, they key features of which are susceptible to changes in water quality and water levels.
	Will water quality be maintained or improved?	N/A	+	-	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	Yes	Ensuring that water can be provided and wastewater dealt with within the confines of existing consents (or sustainable increases in consent) will help to protect international sites, they key features of which are susceptible to changes in water quality and water levels.

## Transport and Accessibility

Option 1 is to include a policy requiring development proposals to maximise the opportunities to travel in accordance with the sustainable travel hierarchy, which is included in the Local Plan.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the	315	n/a	n/a	This objective is not applicable.

	growing population?				
	Will the delivery of affordable homes increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it deliver a mix of housing types?	Reflect SHMAA	<b>n/a</b>	<b>n/a</b>	
	Does it make efficient use of land?	25% -	<b>n/a</b>	<b>n/a</b>	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>++</b>	<b>+</b>	Option 1 will reduce the need to travel and promote sustainable modes of transport by applying a transport hierarchy, which gives the highest priority to walking, cycling and public transport users. There will be a positive impact under option 2 as other policies within this DPD will promote sustainable modes of transport; however as this policy sets a transport hierarchy there will be greater certainty and a more positive impact under option 1.
	Will sustainable modes of transport increase?	N/A	<b>++</b>	<b>+</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>+</b>	<b>0</b>	Under option 1 the needs of people with mobility impairments will be given the highest priority.
	Will it promote social	N/A	<b>n/a</b>	<b>n/a</b>	

	cohesion?				
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>++</b>	<b>+</b>	Promoting sustainable modes of transport will reduce greenhouse gas emissions, as explained under objective 4 a more positive impact will occur under option 1.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	<b>n/a</b>	<b>n/a</b>	
	Will it protect Greenfield land?	25%	<b>n/a</b>	<b>n/a</b>	
	Will landscape quality be maintained?	No loss high value	<b>n/a</b>	<b>n/a</b>	
	Will historic assets be protected or enhanced?	N/A	<b>n/a</b>	<b>n/a</b>	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	<b>n/a</b>	<b>n/a</b>	

	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options will not lead to the development of land and so will not affect international sites.

### Achieving a sense of place

Option 1 is to include a policy requiring development to be well designed and achieve a sense of place; developers to produce master plans/development briefs for key projects and to have regard to the Essex Design Guide and Village Design Statements.

Option 2 is the no plan option.

<b>Objective</b>	<b>Assessment criteria</b>	<b>Target</b>	<b>Opt. 1</b>	<b>Opt. 2</b>	<b>General Evaluation</b>
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	Good design will reduce the fear and incidence of crime by providing attractive, well connected areas that people take pride in.

capital	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	+	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	Good design will help promote social cohesion by providing good connections.
	Will it promote social cohesion?	N/A	+	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance	Will it preserve or	No loss	n/a	n/a	Option 1 will refer to the identification of areas where special design criteria will apply, such as

natural and historic environmental assets	enhance biodiversity?				conservation areas. However, this will also occur under the no plan option.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	+	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options relate to good design and the achievement of a sense of place; they will not lead to the development of land and so will not affect international sites.

## Tackling Climate Change

Option 1 is to include a policy explaining that the Council will promote sustainable construction, renewable energy and recycling in the district. The code for sustainable homes targets will be supported and at least 10% of the energy from new development will be required to come from renewable or low carbon sources.

Option 2 is to include a policy as above but to require all new dwellings to be built to the code level higher than that set out in Building Regulations, require all new commercial development to meet a BREEAM rating of very good and require 15% of energy from new development to come from renewable sources.

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

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	O	-	O	The requirement for sustainable construction and renewable energy targets in excess of that required by legislation (Building Regulations) is likely to affect the delivery of housing in the district. The housing market is not as strong in Tendring as other areas in the county and requiring targets in excess of neighbouring authorities would discourage development in Tendring, to the detriment of the objective of providing decent and affordable homes for all. The provision of higher sustainable construction and renewable energy targets could also affect the delivery of affordable housing.
	Will the delivery of affordable homes increase?	N/A	O	-	O	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	As with the provision of housing, setting targets in excess of those required by legislation could discourage development in the district.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	O	-	O	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	Option 1 will reduce air, water and soil pollution through the requirement for more sustainable construction measures. A more positive impact will occur under option 2, which requires stricter targets. The impact under option 3 is negative as whilst the energy efficiency part of the code for sustainable homes will come into force through improvements to building regulations the other eight categories within the code will not be met. This option is also very unlikely to encourage the achievement of the BREEAM standard of very good.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	++	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	++	+	Option 1 will reduce greenhouse gas emissions, promote sustainable construction and lead to an increased proportion of energy from renewable sources through the requirement for more sustainable construction measures. However, sustainable design is not included; measures such as orientating a building to the south can reduce energy consumption. Sustainable design can also include measures to reduce flood risk. A more positive impact will occur under option 2, which requires stricter targets. The impact under option 3 is mixed as whilst the energy efficiency of new dwellings will improve under phased improvements to building regulations the code for sustainable homes includes eight other categories, including categories on water and surface water run-off, which will not be implemented under this option. Carbon dioxide remains in the atmosphere for around 100 years and so even if carbon emissions were significantly reduced tomorrow we would still experience the effects of climate change. Therefore, in addition to mitigation measures adaptation measures are required.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	++	+ / -	
	Will it minimise the risk of flooding to people and properties?	0	+	++	+ / -	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	-	-	-	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	++	-	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	n/a	
	Will landscape quality be	No loss	n/a	n/a	n/a	

	maintained? Will historic assets be protected or enhanced?	high value N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	+	-	Options 1 and 2 will increase rates of recycling by improving recycling services and public awareness.
	Will water quality be maintained or improved?	N/A	+	++	0	
	Will it maximise the energy efficiency of development?	100% by 2010	+	++	+	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	These options will not directly lead to the development of land and so will not affect an international site.

## Flood Risk and Water Conservation

Option 1 is the inclusion of a policy that requires the flood risk sequential test to be applied at the settlement level; water efficiency measures to be introduced in accordance with the code for sustainable homes; sustainable drainage systems (SuDS) to be incorporated into every development and justification given for non-inclusion; support given to agricultural reservoirs and regard had to the Shoreline Management Plan.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	

	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	Option 1 will help to ensure that the district's regeneration areas come forward for redevelopment. Walton, Harwich and Jaywick, three of the districts regeneration areas, are within areas of high flood risk. Under the no plan option the sequential test would be applied at the district level, which would make it unlikely that development could be justified in these areas as there would be available areas at lesser flood risk elsewhere in the district. Under option 1 the sequential test will be applied at settlement level, this is more realistic and compliant with other planning objectives, such as directing development to accessible areas and the re-use of previously developed land, and will help to ensure that development can come forward in regeneration areas. However, care must be taken with the wording of the policy. It must be clear that, in accordance with PPS25, the sequential test and exceptions test will still need to be passed. It must not be assumed that development is always acceptable in flood risk areas within regeneration areas.
	Will it promote regeneration?	N/A	+	--	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of	N/A	n/a	n/a	

	residence?				
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	The incorporation of SuDS in new development will reduce levels of groundwater pollution. However, wastewater is not referred to under option 1.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>+</b>	<b>0</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote social cohesion?	N/A	<b>n/a</b>	<b>n/a</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	Option 1 requires SuDS to be incorporated into all development and justification given for their non-inclusion. Whilst SuDS are likely to be required as part of development under the no plan option through the application of PPS25 a more positive impact will occur under option 1 through the requirement for justification if SuDS are not used. Water efficiency measures are supported and again these will also come forward under the no plan option, as measures will be required as part of the code for sustainable homes (level 3 becomes mandatory before the CS will be adopted). Agricultural reservoirs are permitted development where there is a reasonable requirement for a
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>++</b>	<b>+</b>	

	Will it minimise the risk of flooding to people and properties?	0	++	+	reservoir on the farm holding and so in regards to this issue there is no difference between the options.
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	-	-	Unacceptable levels of wastewater is one of the key issues likely to affect the integrity of the international sites within the district. If development takes places without the necessary wastewater infrastructure in place to ensure that the wastewater can be dealt with the integrity of international sites is likely to be adversely affected. Option 1 addresses flooding and water conservation and it would be appropriate to include reference in this policy to the need for development to ensure that wastewater can be dealt with within the confines of existing consents. Option 1 expresses support to the Shoreline Management Plan, which will help to manage the coastline in a co-ordinated manner.
	Will environmentally protected sites be protected or enhanced?	No loss	-	-	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	See comments above.
	Will water quality be maintained or improved?	N/A	-	-	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			Yes	Yes	Unacceptable levels of wastewater is one of the key issues likely to affect the integrity of the international sites within the district. If development takes places without the necessary wastewater

			infrastructure in place to ensure that the wastewater can be dealt with the integrity of international sites is likely to be adversely affected. However, the inclusion of the following, or similar, will ensure that this potential issue is avoided, "planning permission will not be granted where wastewater from new development cannot be dealt with within the confines of existing consents".
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## Nature conservation

Option 1 is to include a policy, which explains that international and national sites will be protected in accordance with legislation and local sites and other nature conservation interests will be protected unless it can be clearly demonstrated that there are reasons for the proposal, which outweigh the need to safeguard the nature conservation value of the site. The applicant must demonstrate that there are no reasonably available alternative sites, which would result in no or less harm to nature conservation, in the case of local sites and in the absence of alternatives must ensure appropriate mitigation measures and opportunities for enhancement.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.

capital	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A			
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance	Will it preserve or	No loss	++	+	Option 1 will preserve international, national and local nature conservation interests. Under the no

natural and historic environmental assets	enhance biodiversity?				plan option international and national sites will be protected by legislation; however drawing attention to these sites in this policy will help to ensure that they are protected and not overlooked. The no plan option will fail to protect local wildlife sites, local nature reserves and other nature conservation interests. Furthermore, option 1 will lead to habitat enhancement and creation, although this is unlikely to be the case for every development. Option 1 also recognises the importance of the Essex Biodiversity Action Plan.
	Will environmentally protected sites be protected or enhanced?	No loss	++	+	
	Will it protect Greenfield land?	25%	o	o	
	Will landscape quality be maintained?	No loss high value	o	o	
	Will historic assets be protected or enhanced?	N/A	o	o	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	Option 1 seeks to protect international sites and other sites of nature conservation interest.

## The Historic Environment

Option 1 is to include a policy stating that the Council will work with its partners to protect and enhance the district's historic environment through a number of measures including having regard to national guidance, the Historic Environment Characterisation Project and Conservation Area Appraisals/ Management Plans; and by refusing planning permission for development likely to affect a historic asset.

Option 2 is to not include a policy.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the	315	n/a	n/a	This objective is not applicable.

	growing population?				
	Will the delivery of affordable homes increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it deliver a mix of housing types?	Reflect SHMAA	<b>n/a</b>	<b>n/a</b>	
	Does it make efficient use of land?	25% -	<b>n/a</b>	<b>n/a</b>	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	Option 1 will state in a policy that Historic Parks and Gardens will be promoted as tourist attractions. However, this will also occur under option 2 as part of the Council's Tourism Strategy.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>+</b>	<b>+</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	Both options will protect Registered Parks and Gardens by refusing planning permission for development likely to affect them. PPS5 states that the material loss of a registered park should be wholly exceptional, and so even in the absence of a policy they will be protected.
	Will existing public space be retained and new public space be created?	N/A	<b>++</b>	<b>++</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote social	N/A	<b>n/a</b>	<b>n/a</b>	

	cohesion?				
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	+	Option 1 includes reference to the protection of ancient woodland and other important historic trees, which will protect biodiversity and locally designated sites. However, these are protected through other policies (protection of local wildlife sites and trees and hedgerows) and so will be protected under the no plan option also. Both options will protect historic assets. Whilst option 1 will list historic assets in a policy and require their protection listed buildings, conservation areas and scheduled ancient monuments are all statutorily protected [Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and Ancient Monuments and Archaeological Areas Act 1979] and so will be protected under the no plan option. Furthermore, registered parks and gardens and ancient woodland are required to be protected by national guidance and other policies in the plan. Option 1 will result in enhancements to the historic environment, in addition to protection. For example, under this option support will be given to the creation of a local list, which will help protect non-statutorily protected buildings of historic significance.
	Will environmentally protected sites be protected or enhanced?	No loss	+	+	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	++	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	

	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?	No	No		These options will protect the historic environment; they will not lead to the development of land and so will not affect an international site.

## The Countryside Landscape

Option 1 is to include a policy, which requires the protection of the Dedham Vale AONB, supports tourist facilities within the AONB and area proposed as an extension to the Suffolk Coast and Heaths AONB; protects the coastal protection belt and requires development to have regard to the Landscape Character Assessment.

Option 2 is to not include a policy.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	Option 1 will contribute to the tourist industry by making it clear that the Council will support tourist facilities and visitor centres within the Dedham Vale AONB and proposed extension to the Suffolk Coast and Heaths AONB. The impact under the no plan option is uncertain as tourist development may not be supported owing to the general presumption against development in the countryside and protection from development afforded to the AONB. Tourist proposals in these areas will enhance the rural economy.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	++	?	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	++	?	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community	Will effective social infrastructure and	N/A	n/a	n/a	This objective is not applicable.

cohesion and social capital	services be provided?				
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote social cohesion?	N/A	<b>n/a</b>	<b>n/a</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	<b>n/a</b>	

8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	○	○	The area proposed as an extension to the Suffolk Coast and Heaths AONB is adjacent to the Stour and Orwell Estuaries SPA/ Ramsar site and supporting tourism proposals and increased public access in this area may adversely affect the integrity of the international site through increased recreational disturbance. Both options will protect landscape character; the Dedham Vale AONB is statutorily protected and the DC policies section contains a policy on landscape character. Option 1 has the potential to afford a higher level of protection to the area proposed as an extension to the Suffolk Coast and Heaths AONB. Option 1 also protects the undeveloped coast from development that does not have a functional need to be there. New tourist facilities in these areas will result in the loss of greenfield land.
	Will environmentally protected sites be protected or enhanced?	No loss	?	○	
	Will it protect Greenfield land?	25%	-	○	
	Will landscape quality be maintained?	No loss high value	++ / I	+	
	Will historic assets be protected or enhanced?	N/A	+	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			?	No	The area proposed as an extension to the Suffolk Coast and Heaths AONB is adjacent to the Stour and Orwell Estuaries SPA/ Ramsar site and supporting tourism proposals and increased public access as set out in option 1, in this area may adversely affect the integrity of the international site through increased recreational disturbance. However, the plan does contain policies, which do not permit development that would affect an international site.

## Green Infrastructure

Option 1 is to include a policy requiring the district's green infrastructure network to be maintained, enhanced and protected and which sets out the green infrastructure quantity standards that the Council will seek to achieve.

Option 2 is the no plan option

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>+</b>	<b>+</b>	Both options will reduce the need to travel to recreational open spaces and uses such as allotments by seeking to achieve national standards dependent on the size of the population. Sustainable travel will also increase through the provision of safe routes for walking and cycling. There is no difference between the options; whilst option 1 will refer to the standards in a policy there is no detail about how the standards will be achieved through new development and policy DP16 requires open space as part of development.
	Will sustainable modes of transport increase?	N/A	<b>+</b>	<b>+</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	Both options will result in the creation of public open space as part of development. However, under the no plan option existing open spaces may not be retained. Green infrastructure can reduce levels of air pollution through the promotion of sustainable travel, and protect groundwater levels and soil quality.
	Will existing public space be retained and new public space be created?	N/A	<b>++</b>	<b>+</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>+</b>	<b>+</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote social	N/A	<b>n/a</b>	<b>n/a</b>	

	cohesion?				
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	+	Green infrastructure will be provided under both options. Whilst option 1 makes reference to the need for green infrastructure no standards/ requirements are included. Under option 2 green infrastructure will be secured through other policies in the plan, which require a percentage of open space and improved cycle/pedestrian linkages. Green infrastructure will reduce greenhouse gas emissions, minimise flooding and provide areas of accessible green space to allow the dispersal of species.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	+	+	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	+	The provision of green infrastructure will provide areas of accessible green space to allow the dispersal of species. The provision of strategic green infrastructure can reduce recreational pressure on international sites within the district. However, this is not referred to under option 1.
	Will environmentally protected sites be protected or enhanced?	No loss	+	+	
	Will it protect Greenfield land?	25%	+	+	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	

	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?	No	No		These options relate to the protection and provision of green infrastructure. They will not lead to the development of land and so will not adversely affect an international site. However, a positive impact on international sites can be secured by stating in a policy that where site monitoring has identified that recreational pressure is adversely affecting a site contributions towards suitable accessible natural green spaces will be sought as part of all residential development (in addition to standard open space requirements).

## Regeneration areas

Option 1 is to identify the same regeneration areas as set out in the Local Plan and seek to focus investment in these areas.

Option 2 is to focus regeneration initiatives on Clacton and Harwich, which were identified in the now revoked RSS as economic regeneration areas.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	+	A mix housing will be delivered in the regeneration areas set out in option 1, these sites comprise the main settlements in the district and so even under option 2 new housing will be delivered in all areas.
	Will the delivery of affordable homes increase?	N/A	+	+	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	+	
	Does it make efficient use of land?	25% -	+	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	+	These options will provide employment opportunities in accessible areas. Option 1 will result in a more positive impact than option 2 as it seeks to regenerate eight areas, in five different towns, whereas option 2 would restrict development to Clacton and Harwich. A greater range of regeneration areas will also attract different investment opportunities. Both options will enhance the tourist economy and vitality and viability of town centres; Clacton and Harwich are the main tourist and shopping areas within the district and will be regenerated under both options. Although Walton-on-the-Naze is a key tourist area and the regeneration of this area is not included under option 2.
	Will it promote regeneration?	N/A	++	+	

	Will the levels of inward investment increase?	1	++	+	
	Will it contribute to the tourism industry?	N/A	++	+	
	Will it enhance the vitality and viability of town centres?	N/A	++	++	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	0	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	+	Regeneration initiatives will address deprivation issues and seek to increase educational attainment and provide more jobs. Whilst option 1 will regenerate more areas; Clacton and Harwich are the most deprived areas of the district.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	+	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	

5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	+	Regeneration will improve social infrastructure and services. Tackling levels of deprivation and improving the public realm will reduce the fear and incidence of crime.
	Will existing public space be retained and new public space be created?	N/A	+	+	
	Will it reduce actual crime and the fear of crime?	N/A	+	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	0	0	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	+	Both options will contribute to health and income equality and promote social cohesion, with a more positive impact under option 1 as it relates to an increased number of areas.
	Will it promote social cohesion?	N/A	++	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of	N/A	n/a	n/a	

	energy needs being met from renewable sources?				
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+/l	+/l	Directing investment to Clacton and Harwich or the areas listed in option 1 will reduce the amount of greenfield land that needs to be released for development and thereby protect landscape character and biodiversity. However, brownfield sites that have been vacant for some time can have high biodiversity value and so care must be taken to ensure that regeneration proposals do not adversely affect biodiversity. Clacton Town Centre and Seafront, Harwich, Dovercourt Town Centre, Mistley and Brightlingsea are important historic areas and recognised as such through conservation area designations. These areas will be improved through regeneration proposals. Indeed, regeneration proposals at Mistley, Dovercourt and Harwich are heritage led.
	Will environmentally protected sites be protected or enhanced?	No loss	+	+	
	Will it protect Greenfield land?	25%	+	+	
	Will landscape quality be maintained?	No loss high value	+	+	
	Will historic assets be protected or enhanced?	N/A	++	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	+	Regeneration will involve the re-use of previously developed land and buildings.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			?	?	These options involve the regeneration and will not affect international sites directly. However, regeneration will bring an increase in population, which may indirectly affect international sites. Indirect effects are considered in the appropriate assessment.

## Employment Sites

Option 1 is to include a policy stating that the change of use for land and premises (shown on the proposals map) at the primary industrial and business sites for purposes other than class B1, B2 or B8 uses will not be permitted unless it can be demonstrated that the proposal would create permanent employment opportunities.

Option 2 is to include a policy stating that the change of use of all land and premises in employment use for purposes other than class B1, B2 or B8 uses will not be permitted unless it can be demonstrated that the proposal would create permanent employment opportunities.

Option 3 is to allow the change of use of employment land and premises for purposes other than class B1, B2 and B8 where it can be demonstrated that employment use is not economically viable on the site.

Option 4 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	++	O	O	Safeguarding employment land and protecting it from alternative uses will help to ensure that employment land remains available to centres of population throughout the district. The most positive impact will occur under option 2, which requires all employment land to be protected, not just principal business and industrial sites. This will ensure that small sites and rural sites remain, providing the rural population with good access to employment opportunities. If the site is no longer viable or if there is no policy protecting employment land accessible sites would be regenerated, although this could be at the expense of employment objectives. Protecting employment sites will help to facilitate inward investment. The loss of employment land would make it difficult to secure investment. Option 3 would allow change of use where it can be demonstrated that the site is no longer viable, however this is difficult to assess and a site could be unviable for one business but viable for another. Under the no plan scenario employment land is likely to be lost to more profitable land uses, which will fail to harness the district's economic strengths. Without reference in the policy to employment land and premises outside of the principal business and industrial areas rural employment sites will not be safeguarded.
	Will it promote regeneration?	N/A	O	O	+	+	
	Will the levels of inward investment increase?	1	+	+	-	-	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	N/A	O	O	O	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	--	+	0	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	Safeguarding employment land and protecting it from alternative uses will help to ensure that employment land remains available to centres of population throughout the district. The most positive impact will occur under option 2, which requires all employment land to be protected, not just principal business and industrial sites. This will ensure that small sites and rural sites remain, providing the rural population with good access to employment opportunities. However, if option 2 will apply to sites protected on the proposals map sites not shown will not be protected.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	+ +/?	0	0	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	?	-	The loss of employment land within existing communities will increase the need to travel for employment; therefore the retention of employment land will reduce dependence on car travel.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	n/a	n/a	
	Will landscape quality be	No loss	n/a	n/a	n/a	n/a	

	maintained?	high value					
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	No	These options relate to the protection of employment land, they will not lead to new built development and so will have no impact on international sites.

## Freight Transport

Option 1 is the inclusion of a policy stating that development likely to generate significant freight or goods movements will be located where there is good access onto the railway network and where this is not possible where there is good access to suitable routes based on the Essex County Council strategic road hierarchy.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of	Reflect	n/a	n/a	

	housing types?	SHMAA			
	Does it make efficient use of land?	25%	<b>n/a</b>	<b>n/a</b>	
		-			
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>+</b>	<b>O</b>	Option 1 will ensure that development likely to generate freight will be located close to the railway or strategic roads; this means that indirectly development will be close to centres of population, which are well served by the railway and strategic road network. Levels of investment will increase as developers may be required to pay for upgrades to the railway and/or strategic road network (e.g. the Bathside Bay port development will be required to finance the dualling of the A120 from Hare Green to Harwich).
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>+/?</b>	<b>O</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	Maximising the transportation of goods by rail rather than road will increase the amount of sustainable freight journeys.
	Will sustainable modes of transport increase?	N/A	+	O	
	Will it promote development of the ports?	0	+	O	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	The promotion of rail freight will reduce pollution from HGVs.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	O	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	O	The promotion of rail freight will reduce greenhouse gas emissions from HGVs.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	

	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	Option 1 recognises that freight should be located where it will not cause adverse effects on environmentally sensitive sites, although these sites will still be protected under the no plan option through their statutory protection.
	Will environmentally protected sites be protected or enhanced?	No loss	+	+	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?	No	No	No	Option 1 requires development to be located where there is good access to the railway network. This will not affect international sites as it ensures that development is located within existing built up areas. Furthermore, option 1 will refer to the need for proposals to not have any adverse effects on environmentally sensitive areas.

## Tourism

Option 1 is to maximise the economic potential of tourism by developing a new marketing strategy for the district. Proposals for tourist attractions related to the district's heritage, countryside and coast and renewable energy will be supported. Furthermore, farm diversification schemes, the expansion of existing caravan/ chalet parks, the conversion of rural buildings and hotels and conference facilities will be supported.

Option 2 is to do nothing.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	O	O	Option 1 will promote regeneration by actively encouraging tourism, which will lead to increased levels of inward investment. Under the do nothing approach tourism will still be a key part of the district's economy; currently 10% of jobs in the district are related to tourism and the annual tourism value to the local economy is £256,024,500. However, option 1, which will actively promote new tourist facilities in the district, will have a more positive impact. Option 1 will also ensure that a mix of tourism uses are developed and not just the traditional seaside towns. The promotion of tourism will enhance the vitality and viability of town centres; hotels for example are a town centre use. However, it must be ensured that town centre uses are directed to town centres in the first instance. Schemes like the conversion of redundant rural buildings, which will be promoted under option 1, will enhance the rural economy.
	Will it promote regeneration?	N/A	++	O	
	Will the levels of inward investment increase?	1	++	O	
	Will it contribute to the tourism industry?	N/A	++	+	
	Will it enhance the vitality and viability of town	N/A	+/l	+	

	centres?				
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	+	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	O	As part of the tourism strategy educational visitor centres will be encouraged.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	Increasing tourism in the district will increase the amount of journeys into the district and in reality these are likely to be made by private car, particularly multiple day visits. As part of the tourism marketing strategy the Council should promote sustainable travel and promote cycling and walking as tourism activities.
	Will sustainable modes of transport increase?	N/A	- /?	O	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	

	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	Renewable energy could be promoted as a tourist asset. For example consultants looking at the potential of Clacton town centre recommended promoting Gunfleet Sands, the offshore windfarm, as a tourist attraction.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+/l	0	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	0	0	The Employment Land Study recommended promoting the district's natural environment, such as Hamford Water, as a tourist attraction. However, the promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site. Currently 52.84% of the Colne Estuary Site of Special Scientific Interest (SSSI), 71.44% of Hamford Water SSSI and 99.73% of the Stour Estuary SSSI are in unfavourable condition and declining. Additionally, the historic environment has the potential to contribute to the
	Will environmentally protected sites be protected or enhanced?	No loss	- / ?	+	

	Will it protect Greenfield land?	25%	n/a	n/a	district's tourist offer. It is likely that this will bring a positive impact by encouraging the re-use/refurbishment of listed buildings and educating visitors about the importance of the historic environment.
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	+	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		?	No	The Employment Land Study recommended promoting the district's natural environment, such as Hamford Water, as a tourist attraction. However, the promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site.

### Town, district, village and neighbourhood centres

Option 1 is to define the district's town, district, village and neighbourhood centres for the application of policy contained in PPS6 (or any amended/updated guidance).

Option 2 is to only define the town centres.

Option 3 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	This objective is not applicable.

	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	+	?	Defining retail centres and directing town centre uses to these areas will ensure that employment opportunities are made available in the most accessible locations. Under the no plan option, without the definition of retail centres, there will be some ambiguity over the boundaries of retail centres. The most positive impact will occur under option 1, which identifies district, village and neighbourhood centres, in addition to town centres, which will ensure that all of the district's centres of population will have access to a retail centre (without the protection of these retail centres they could be redeveloped for alternative uses such as housing).
	Will it promote regeneration?	N/A	0	0	0	
	Will the levels of inward investment increase?	1	0	0	0	
	Will it contribute to the tourism industry?	N/A	0	0	0	
	Will it enhance the vitality and viability of town centres?	N/A	++	++	+	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	+	0	0	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	Defining retail centres and directing town centre uses to these areas will ensure that employment opportunities are made available in the most accessible locations. Under the no plan option, without the definition of retail centres, there will be some ambiguity over the boundaries of retail centres.

	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	+	?	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	Option 1 will promote social cohesion by ensuring that village and neighbourhood centres are protected from change of use and that uses remain at a scale suitable for the area. Rural isolation is an issue affecting parts of the district and the loss of local shops can significantly affect the population.
	Will it promote social cohesion?	N/A	+	0	0	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	n/a	This objective is not applicable.

	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	Directing town centre uses to existing centres will protect greenfield land from out of centre developments.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	25%	+	+	?	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						

	Opt 1	Opt 2	Opt 3	General Evaluation
Is there likely to be a significant effect on an International Site?	No	No	No	These options set a hierarchy of centres and will not directly lead to development so no impacts on international sites are likely.

## Improving Health

Option 1 is to include a policy stating that the Council will improve accessibility to primary health care; improve opportunities for active travel and sports and recreation facilities; deliver high quality development; require a Health Impact Assessment for certain types of development; and ensure the design and layout of development has a positive effect on health and wellbeing.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	Both options will promote sustainable travel; under the no plan option this is promoted through other policies within the Core Strategy.
	Will sustainable modes of transport increase?	N/A	+	+	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	+	+	Both options will help to ensure that health services are provided. Under the no plan option this will be achieved through policies requiring infrastructure to be provided as part of development and through the requirement for a Health Impact Assessment. Both options will also lead to increased

capital	Will existing public space be retained and new public space be created?	N/A	+	+	public open space and recreational facilities.
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	+	Whilst the no plan option will contribute to health equality as it includes the suggested criteria for the policy in other policies within the DPD, the inclusion of a policy specifically requiring sustainable travel and recreation facilities, for example, to have regard to the health benefits will result in a more positive impact on this objective.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	+	The promotion of active travel will reduce greenhouse gas emissions from transport.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance	Will it preserve or	No loss	n/a	n/a	This objective is not applicable.

natural and historic environmental assets	enhance biodiversity?				
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options will not lead to the development of land and so will not affect an international site.

### Delivering a mix of housing

Option 1 requires a mix of dwellings to be provided on all sites of 10 dwellings or more. 30% of dwellings will be required to be affordable and rural exception schemes will be supported.

Option 2 requires 40% of dwellings to be affordable.

Option 3 requires 20% of dwellings to be affordable.

Option 4 is to let market forces determine the mix of dwellings.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	+	++	++	All options will deliver new dwellings, however there is likely to be a more positive impact on the number of new dwellings under options 3 and 4. Providing less affordable dwellings than the Council is currently requesting and leaving the mix of dwellings to market forces will increase viability. Providing 40% of dwellings on site as affordable dwellings will increase the amount of affordable dwellings delivered. Option 1 requests a mix of dwellings to be provided on site. Option 4 would be unlikely to deliver a mix of housing to meet the needs of Tendring residents. Tendring has a lower household size than average and there is a shortage of 1 and 2 bedroom dwellings. If left to the market larger dwellings would likely be built in preference to smaller dwellings, which are needed in Tendring (the SHMA has indicated that only 18% of market demand is for dwellings of 4 bedrooms or more).
	Will the delivery of affordable homes increase?	N/A	+	++	+	0	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	0	0	-	
	Does it make efficient use of land?	25% -	0	0	0	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	n/a	Option 1 will have a positive impact on the rural economy by allowing affordable dwellings in the countryside as part of PPS3's rural exceptions policy. Small scale development in the countryside will help to sustain the rural economy.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	+	O	O	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	O	-	O	O	Whilst it may not directly affect levels of educational attainment, the provision of increased levels of affordable housing than that currently required will affect viability and may reduce the amount of financial contributions towards infrastructure, such as contributions towards educational provision.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	O	-	O	O	The provision of increased levels of affordable housing than that currently required will affect viability and reduce the amount of financial contributions towards social infrastructure and services.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	The provision of a mix of dwellings will help to promote social cohesion. Option 4 would be unlikely to deliver a mix of housing types, which would fail to promote social cohesion.
	Will it promote social cohesion?	N/A	+	0	0	-	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	n/a	n/a	The provision of increased levels of affordable housing than that currently required will affect viability and reduce the likelihood of renewable energy technologies and sustainable construction techniques being delivered.
	Will sustainable design and construction techniques be employed?	100% by 2010	0	-	0	0	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	0	-	0	0	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	n/a	Option 1 will allow development on greenfield land through the support of rural exception schemes.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	n/a	
	Will it protect Greenfield land?	25%	-	0	0	0	
	Will landscape quality be	No loss	n/a	n/a	n/a	n/a	

	maintained?	high value					
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	n/a	The provision of increased levels of affordable housing will affect viability and reduce the deliver of energy efficiency measures.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	0	-	0	0	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	No	None of these options will lead to the development of land and so are not likely to affect an international site.

## Gypsies and travellers

Option 1 is to identify sites in the district in the Site Allocations DPD for gypsies and travellers as required by the Essex Gypsy and Travellers Accommodation Assessment.

Option 2 is to rely on the development control process to bring forward gypsy sites.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	-	Option 1 will ensure that Tendring provides for the housing needs of gypsies, as identified in the Essex Gypsy and Travellers Accommodation Assessment, by identifying sites in the Site Allocations DPD. Under option 2 sites would come forward through the development control process; this would be unlikely to meet the demand for sites, which would fail to address the housing needs of the district. There are currently only 5 pitches in the district and the Essex Gypsy and Travellers Accommodation Assessment found that there is a need for a further 6 up to 2013 and then a further 2 up to 2021 in Tendring.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	-	
	Does it make efficient	25%	n/a	n/a	

	use of land?	-			
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.

international gateways	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	The allocation of gypsy sites will reduce the number of unauthorised pitches, which generally lead to social tension.
	Will it promote social cohesion?	N/A	<b>+</b>	<b>0</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	<b>n/a</b>	

	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	O / I	- / I	The allocation of gypsy pitches will likely take place on greenfield sites as these sites are more readily available and cheaper than sites within settlement boundaries. The government circular recognises that the consideration of land for gypsies and travellers should be different to other types of housing and states that countryside or local nature conservation sites should not be used as a reason for refusal. However, the allocation of sites rather than relying on sites coming forward through the development control process will enable the Council to identify suitable sites with no/minimal environmental constraints.
	Will environmentally protected sites be protected or enhanced?	No loss	I	I	
	Will it protect Greenfield land?	25%	-	-	
	Will landscape quality be maintained?	No loss high value	-	-	
	Will historic assets be protected or enhanced?	N/A	O / I	- / I	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		?	?	Gypsies sites could affect international sites; it depends upon their location. However, there is a policy in the Core Strategy requiring proposals to be refused if they would affect an international site and the selection of gypsy sites (option 1) as part of the Site Allocations DPD will enable the Council to be sure that gypsy sites will not affect the integrity of international sites.

## Community facilities

Option 1 is to require community facilities as part of the key projects that will deliver the spatial strategy. Elsewhere in the district existing community facilities will be improved and the loss of facilities will be resisted.

Option 2 is to not include a policy on protection of community facilities.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	O	Requiring new community facilities as part of development and retaining community facilities will help to ensure that employment opportunities remain accessible to centres of population. Under the no plan option community facilities are unlikely to be lost as there is a policy in the DC policies section, which will cover this issue, however new facilities may not be secured. Whilst community facilities are important to everyone in the district those living and working in a rural settlement generally rely on local facilities more than urban dwellers/workers. Whilst someone living in Clacton may have access to numerous local shops a rural resident could rely on just one local shop for example. Community facilities in rural areas can provide jobs for local residents, reducing the need for them to travel. The provision of new, improvement and retention of community facilities will therefore help to sustain the rural community.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	+	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	+	Without a policy on this issue new community facilities may not be provided as part of development. Levels of education are likely to remain the same under both options as whilst option 1 refers to the need for new schools these will be delivered under other policies under the no plan option.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	O	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	-	The provision of community facilities as part of development will reduce the need to travel greater distances for facilities and reduce reliance on the car. Under the no plan option community facilities may not be secured and so future residents will be required to travel outside of their neighbourhood to access community facilities.
	Will sustainable modes of transport increase?	N/A	+	-	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	-	The provision of community facilities as part of development and improvement and retention of existing facilities will ensure that social infrastructure is provided. Under the no plan option some community facilities, e.g. libraries and places of worship may not be provided as they are not covered by other policies. Public open space will be provided under both options.
	Will existing public space be retained and new public space be created?	N/A	+	+	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>+</b>	<b>+</b>	Both options will ensure that existing health services are retained and new ones delivered. This will help to contribute to health equality by ensuring that all members of society can access health care. Community facilities are important for social cohesion as they provide a place for people to meet. Village shops and public houses in particular are important for social cohesion and without a policy requiring facilities as part of development they would be unlikely to be delivered.
	Will it promote social cohesion?	N/A	<b>+</b>	<b>O</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	<b>n/a</b>	<b>n/a</b>	
	Will it protect Greenfield land?	25%	<b>n/a</b>	<b>n/a</b>	
	Will landscape quality be	No loss	<b>n/a</b>	<b>n/a</b>	

	maintained? Will historic assets be protected or enhanced?	high value N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	The provision, improvement and retention of community facilities will not affect international sites. They will not lead to an increase in population and will not be located close to international sites as they will be located within existing communities.

### Playing pitches and outdoor sports facilities

Option 1 is to include a policy requiring the district's playing pitches and outdoor sports facilities to be maintained, enhanced and protected and which sets out the playing pitches and outdoor sports facilities quantity standards that the Council will seek to achieve.

Option 2 is the no plan option

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	

	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing	Will it reduce the need to travel?	N/A	+	0	Option 1 will reduce the need to travel to playing pitches and outdoor sports facilities by providing new pitches as part of development and protecting existing pitches.

the economic benefits of international gateways	Will sustainable modes of transport increase?	N/A	+	O	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	Option 1 will protect existing and create new playing pitches and outdoor sports facilities. Under option 2 facilities are likely to be improved as part of the Council's Leisure Services, however facilities may not be retained and new facilities may not be created.
	Will existing public space be retained and new public space be created?	N/A	++	+ / ?	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	O	The provision of new playing pitches and outdoor sports facilities will contribute to healthy lifestyles.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and	0	n/a	n/a	

	properties?				
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options relate to the protection and provision of playing pitches and outdoor sports facilities. They will not lead to the development of land and so will not adversely affect an international site.

## Children's play areas

Option 1 is to include a policy requiring children’s play areas to be protected and new areas provided as part of development. Standards of 0.15ha per 1000 people within 400m from any home for younger children and 0.1ha per 1000 people within 1000 from any home for older children are set.

Option 2 is the no plan option

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	O	The provision of new children's play areas will help in the educational development of children.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	O	Option 1 will reduce the need to travel to children's play areas by providing new areas as part of development and protecting existing areas.
	Will sustainable modes of transport increase?	N/A	+	O	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	Option 1 will protect existing and create new children's play areas. Under option 2 facilities are likely to be improved as part of the Council's Leisure Services, however facilities may not be retained and new facilities may not be created.
	Will existing public space be retained and new public space be created?	N/A	++	+ / ?	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>+</b>	<b>O</b>	The provision of new children's play areas will contribute to healthy lifestyles and help children learn social skills.
	Will it promote social cohesion?	N/A	<b>+</b>	<b>O</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	<b>n/a</b>	<b>n/a</b>	
	Will it protect Greenfield land?	25%	<b>n/a</b>	<b>n/a</b>	
	Will landscape quality be	No loss	<b>n/a</b>	<b>n/a</b>	

	maintained?	high value			
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options relate to the protection and provision of children's play areas. They will not lead to the development of land and so will not adversely affect an international site.

## Residential Densities

Option 1 is to set residential densities for allocated sites in the Site Allocations DPD taking into account the need for appropriate levels of amenity space, mix of housing required, and the size and character of the area.

Option 2 is to maximise the density of development across the district.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	+	Both options will provide the homes needed to support the growing population; maximising the density of development may bring forward more dwellings. However, people may not want to live in a high density development. A greater mix of housing will be achieved under option 1 as high density developments have fewer large dwellings and more flats. Option 1 will ensure that the Council can set the range of housing types required on each of the allocated site according to demand in the area. Option 2 will make the most efficient use of land.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	++	+	
	Does it make efficient	25%	+	++	

	use of land?	-			
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.

international gateways	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	-	Option 1 will take account of the need for social infrastructure, including levels of open space, in setting appropriate densities for each of the allocated sites. Option 2 will maximise the amount of housing on site and experience from other districts has shown that this often leads to a reduction in the amount of open space, certainly in terms of provision per person. A high density development could lead to localised noise pollution.
	Will existing public space be retained and new public space be created?	N/A	+	-	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	0	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	A high density development could lead to social problems. Option 1 will ensure that density takes account of the size and character of the area.
	Will it promote social cohesion?	N/A	+	-	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	It can be difficult to provide SuDS in high density development.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	0	-	

	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	Option 2 could lead to a reduction in the amount of greenfield land developed by delivering more dwellings on fewer sites.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	25%	0	+	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options relate to the density of development, they do not allocate land and so no impacts on international sites are likely.



## **Appendix G. Appraisal of development policies**

### **Design of New Development**

Option 1 is the inclusion of a criteria based policy on measures that will be needed to ensure good design and also functional design. General design criteria includes ensuring that development is well designed and should maintain or enhance local character and distinctiveness; relates well to its site and surroundings; respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features; incorporates important existing site features of landscape, ecological or amenity value such as trees, hedges, water features, buffer zones, walls and buildings (as well as opportunities to enhance such features e.g. habitat creation); and well designed boundary treatments and landscaping. Functional design criteria includes ensuring practicable access to the site; provision of safe and convenient access for people with mobility impairments; contribution to community safety; orientation to ensure adequate daylight, outlook and privacy; provision of private amenity space, waste storage, separation and recycling facilities, servicing, vehicle and cycle parking; and the requirement that the site will be served by utility services and other infrastructure necessary.

Option 2 is the inclusion of a criteria based policy that includes criteria on general design issues (as above) but ignores criteria relating to functional design.

Option 3 is to not include a policy on design.

<b>Objective</b>	<b>Assessment criteria</b>	<b>Target</b>	<b>Opt. 1</b>	<b>Opt. 2</b>	<b>Opt. 3</b>	<b>General Evaluation</b>
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	This objective is not applicable.

	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	Option 1, which includes a functional design section will require cycle parking as part of new development, which will encourage this sustainable mode of travel.
	Will sustainable modes of transport increase?	N/A	+	0	0	

	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	All options will protect existing public space; the general design criteria includes the retention and enhancement of open spaces as part of new development and other policies in the plan refer to the need to protect open space so even in the absence of this policy open space will be protected. The functional design section will require development to contribute to community safety and minimise opportunities for crime. Whilst this criteria is not included in option 2 good design, which this option will secure would help to reduce the fear and incidence of crime. A design policy will help to reduce pollution through, for example, the provision of open space, which will help to protect soil quality; through the protection of water bodies; and by limiting light pollution. A more positive impact will occur under option 1 in considering functional design considerations; air pollution will reduce through the provision of cycle parking and the requirement for utility services and other infrastructure will include sewage infrastructure and so will ensure that development does not adversely affect water quality.
	Will existing public space be retained and new public space be created?	N/A	++	++	++	
	Will it reduce actual crime and the fear of crime?	N/A	++	+	0	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	++	+	I	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	0	I	The functional design section will include a criterion on building orientation. The orientation of a building to secure daylight will reduce the amount of electricity used as fewer lights will be used and will result in solar gain, which will help reduce the amount of energy used in heating the building. General design criteria will not consider this issue. To maximise climate change mitigation and adaptation through the design of new development consideration should be given to requiring a sustainability statement as part of the statutory design and access statement. This is an approach that many other local authorities have taken and helps to ensure that sustainable design and construction is considered from the earliest stages of development. Functional design criteria includes provision for water storage, which will help to reduce surface water flooding by intercepting water. Whilst other policies and PPS25 address flood risk, in the absence of a design policy measures to minimise flooding as part of the design process for, in particular, small sites and sites outside of a flood risk zone, will not be considered. Design criteria includes the protection and enhancement of open spaces and other important features, which can form part of the green infrastructure network.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	0	I	
	Will it minimise the risk of flooding to people and properties?	0	+	0	-	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	+	0	

	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	++	++	?	Design criteria will include the requirement to incorporate important site features of landscape and ecological value and opportunities to enhance such features, which will lead to the preservation and enhancement of biodiversity, protected sites and landscape character. Whilst biodiversity and landscape are protected by other policies in the Core Strategy the inclusion of these features in the design policy will ensure that consideration is given to their protection and enhancement as part of all proposals at the design stage. Furthermore landscaping schemes are required as part of new development. Historic assets will also be protected and enhanced by the inclusion of a design policy, which will protect or enhance the local character and requires development to relate to its surroundings and consider landscape, views, skylines and landmarks. Historic assets will be protected without this policy but the inclusion of this policy ensures that non-statutory features of the historic environment are protected.
	Will environmentally protected sites be protected or enhanced?	No loss	++	++	?	
	Will it protect Greenfield land?	25%	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	++	++	?	
	Will historic assets be protected or enhanced?	N/A	++	++	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	0	0	Functional design includes the need for waste storage and recycling facilities. Providing users with facilities for recycling will increase rates of recycling in the district. Design criteria include the protection of water features, which will help to maintain water quality. Functional design criteria include the requirement for necessary infrastructure to be in place for development. This will include sewerage infrastructure, which will ensure that increased wastewater is not introduced into the system. Functional design will include the consideration of building orientation. The orientation of a building to secure daylight will reduce the amount of electricity used as fewer lights will be used and will result in solar gain, which will help reduce the amount of energy used in heating the building. General design criteria will not consider this issue.
	Will water quality be maintained or improved?	N/A	++	+	?	
	Will it maximise the energy efficiency of development?	100% by 2010	+	0	I	
<b>Habitat Regulations Assessment</b>			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	A design policy will not adversely affect international sites as it will not lead to the development of land. The impact of increased wastewater is a key issue that the appropriate assessment will need to address as this can significantly affect the integrity of international sites. The functional design section refers to the need for development to be served by utility services and other infrastructure necessary for the development proposed. As wastewater is such an important issue consideration should be given to referring to the sewage infrastructure network in either the policy or supporting text.

## Backland Development

Option 1 is to support backland development where the site is located within a settlement development boundary, the land is white land, there is no unacceptable loss of amenity space or parking, safe access/egress can be provided, it doesn't involve tandem development, the plot is not awkwardly shaped, development is unlikely to produce a hard urban edge and development is not out of character with its setting.

Option 2 is to maximise all space in urban areas and support backland development and tandem development.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	++	Both options will contribute to the provision of new homes and make efficient use of land; a more positive impact will occur under option 2. Backland sites are small and would be unlikely to meet the thresholds for affordable housing or deliver a mix of housing types.
	Will the delivery of affordable homes increase?	N/A	0	0	
	Will it deliver a mix of housing types?	Reflect SHMAA	0	0	
	Does it make efficient use of land?	25% -	+	++	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	Supporting backland development, in principle, within settlement development boundaries will help to reduce the need to travel by directing development to sites within urban areas where there is a choice of services/facilities.
	Will sustainable modes of transport increase?	N/A	+	+	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	For some sites option 2 will increase noise pollution through overdevelopment of the plot and noise and air pollution through an unacceptable access, close to neighbouring properties. Option 1 will ensure that these issues are addressed and development that increases pollution will not be supported.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	Option 1 will ensure that new backland development does not adversely affect residential amenity, which will help to promote social cohesion; option 2 will have the reverse effect.
	Will it promote social cohesion?	N/A	+	-	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	+	In accordance with other policies the Council will expect level 3 of the code for sustainable homes to be complied with from 2010; this will require new dwellings to incorporate sustainable design and construction measures. Depending on when development comes forward renewable energy may be included as part of phased improvements to building regulations. Development of sites used as gardens will increase the risk of surface water flooding through an increase in hard surfaces and reduction in space to hold water. To minimise the increased risk of flooding SuDS should be incorporated into all backland schemes. Option 2 will result in a more adverse impact as it will intensify development.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	+	
	Will it minimise the risk of flooding to people and properties?	0	-/I	-/I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	O	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	I	I	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	-	-	Back gardens can have a high biodiversity value and this will be lost through development. Recent changes to PPS3 means that back gardens are no longer classed as previously development land. Option 1 will ensure that development that creates a hard urban edge or is out of character with the setting will not be supported, which will protect landscape character and historic assets, in particular listed buildings and conservation areas. Option 2 will not consider landscape impact.
	Will environmentally protected sites be protected or enhanced?	No loss	O	O	
	Will it protect Greenfield land?	25%	-	-	
	Will landscape quality be	No loss	+	-	

	maintained?	high value			
	Will historic assets be protected or enhanced?	N/A	+	-	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	0	0	Development of sites used as gardens will increase the risk of surface water flooding through an increase in hard surfaces and reduction in space to hold water. This has the potential to adversely affect water quality if increased run off blocks drains and causes flooding of sewers. To minimise the increased risk of surface water flooding SuDS should be incorporated into all backland schemes. Option 2 will result in a more adverse impact as it will intensify development.
	Will water quality be maintained or improved?	N/A	-/1	-/1	
	Will it maximise the energy efficiency of development?	100% by 2010	0	0	
<b>Habitat Regulations Assessment</b>			<b>Opt 1</b>	<b>Opt 2</b>	
Is there likely to be a significant effect on an International Site?			No	?	Option 1 only permits backland development for sites within settlement development boundaries; this will ensure that development is not located near to international sites, which are located outside of the defined settlements. Option 2 could possibly affect a site if development was permitted close to an international site.

### Garden Extensions into the Countryside

Option 1 is to allow garden extensions in the countryside where there would be no material visual harm to the surrounding countryside, no loss of vegetation or habitats of nature conservation value and no effect on the amenity of neighbouring properties. Planting would be required if permitted.

Option 2 is to not allow any garden extensions in the countryside.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	

	Does it make efficient use of land?	25% -	<b>n/a</b>	<b>n/a</b>	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.

the economic benefits of international gateways	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and	0	n/a	n/a	

	properties?				
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	++	O	Option 1 will ensure that biodiversity is preserved by not allowing garden extensions in the countryside where they would harm nature conservation sites and enhances biodiversity by requiring native tree or hedge planting. Furthermore, incorporating an area of agricultural land into a garden could enhance biodiversity; back gardens are important for wildlife and agricultural land has limited biodiversity value. Both options will protect environmentally protected sites. Option 2 will protect greenfield land and landscape quality by not allowing proposals for garden extensions. The impact on option 1 depends upon implementation; if summer houses, swimming pools etc are located on the new garden area there will be a sense that greenfield land has been lost.
	Will environmentally protected sites be protected or enhanced?	No loss	++	++	
	Will it protect Greenfield land?	25%	I	++	
	Will landscape quality be maintained?	No loss high value	I	++	
	Will historic assets be protected or enhanced?	N/A	O	O	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	Neither options will affect international sites; option 1 does not allow garden extensions where they would affect a nature conservation site and option 2 does not allow any form of development.

### Private amenity space for new dwellings

Option 1 is to set out the standards from the Essex Design Guide for private amenity space for new dwellings, but to adopt a more flexible approach to development in town centres to make efficient use of land. The standards are:

- A minimum of 100 sqm for 3 or more bedroom dwellings.
- A minimum of 75 sqm for 2 bedroom dwellings.
- A minimum of 50 sqm for 1 bedroom dwellings.
- A minimum of 25sqm communal space per flat or 50 sqm for ground floor flats and 5sq balcony space for others.

Option 2 is to require private amenity space for new dwellings but not to set out standards.

Option 3 is to have no policy on this issue.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	Option 1 will contribute to making efficient use of land by exceptionally allowing lower levels of private amenity space for town centre sites, in order to maximise the capacity of sites with the highest accessibility.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	+	0	0	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	Option 1 may help to enhance the vitality and viability of the town centres by accepting a lower provision of open space where this would maximise development. Developing vacant sites in the town centre and providing residential development in the upper storeys of buildings will bring more people into the town centre and contribute to the nighttime economy.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	+ ?	O	O	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	The provision of private amenity space will protect soil quality. It is uncertain whether private amenity space would be delivered in the absence of a policy.

capital	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	+	?	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+ ?	?	The provision of private amenity space will bring health benefits and promote social cohesion. Under option 2, which does not set targets, it is uncertain whether sufficient levels of amenity space will be provided. If very small areas of amenity space are provided negative effects on social cohesion could occur as residents will not be provided with sufficient privacy.
	Will it promote social cohesion?	N/A	+	- ?	-	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	n/a	Private amenity space; provided it does not involve an impermeable surface will minimise the risk of surface water flooding.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	+	+	?	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance	Will it preserve or	No loss	+	+	?	Back gardens can have high biodiversity value and so the provision of private amenity

natural and historic environmental assets	enhance biodiversity?					space will contribute to the Borough's biodiversity resource.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	- ?	-	The provision of the standards for private amenity space set out in option 1 will ensure that residents have space available for the storage of recycling facilities, which will help to increase rates of recycling. Under options 2 and 3, in most cases it is considered that the size of private amenity space will be too small to ensure space for the storage of recycling facilities.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	These options will not lead to the development of land and so will not adversely affect an international site.

## Landscape Character

Option 1 is to include a policy requiring landscape character to be protected and where possible enhanced.

Option 2 is the no policy option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.

	Will the delivery of affordable homes increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it deliver a mix of housing types?	Reflect SHMAA	<b>n/a</b>	<b>n/a</b>	
	Does it make efficient use of land?	25%	<b>n/a</b>	<b>n/a</b>	
		-			
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.

	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote social cohesion?	N/A	<b>n/a</b>	<b>n/a</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.

	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	+	Under both options biodiversity, historic assets and landscape quality will be protected and where possible enhanced. Whilst option 1 is the inclusion of a specific policy protecting landscape character, biodiversity, historic assets and countryside landscape are all protected through other policies within this plan. Option 1 will have a more positive impact on landscape quality as it sets out detailed criteria, which will ensure that various aspects of the landscape are assessed as part of development proposals.
	Will environmentally protected sites be protected or enhanced?	No loss	o	o	
	Will it protect Greenfield land?	25%	o	o	
	Will landscape quality be maintained?	No loss high value	++	+	
	Will historic assets be protected or enhanced?	N/A	+	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					

	Opt 1	Opt 2	General Evaluation
Is there likely to be a significant effect on an International Site?	No	No	These options concern the protection and enhancement of landscape character; they will not lead to the development of land and so there will be no effects on international sites.

## Protected Trees and Hedges

Option 1 is to include a policy requiring the protection of protected woodland, trees and hedges.

Option 2 is to not include a policy.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	

	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	Trees and hedges reduce noise and atmospheric pollution. Whilst important trees and hedges are protected by legislation the inclusion of a policy requiring their protection ensures that this issue is considered at the development control stage and that where a loss is considered acceptable a replacement tree is provided.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	

	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>++</b>	<b>+</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote social cohesion?	N/A	<b>n/a</b>	<b>n/a</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<b>++</b>	<b>+</b>	Trees and hedges are an important biodiversity resource and form an important part of the landscape. Whilst protected trees and hedges are protected by legislation the inclusion of a policy requiring their protection ensures that this issue is considered at the development control stage and that where a loss is considered acceptable a replacement tree is provided.
	Will environmentally protected sites be protected or enhanced?	No loss	<b>++</b>	<b>+</b>	

	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	++	+	
	Will historic assets be protected or enhanced?	N/A	++	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		No	No	This policy protects trees and hedges; it does not lead to the development of land and will not affect an international site.

## Conservation Areas

Option 1 is to include a policy setting out the criteria that will need to be met for development in conservation areas.

Option 2 is to not include a policy.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of	Reflect	n/a	n/a	

	housing types?	SHMAA			
	Does it make efficient use of land?	25%	<b>n/a</b>	<b>n/a</b>	
		-			
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	The inclusion of a policy will ensure that important open spaces within a conservation area, including gardens, roadside banks and verges are protected.
	Will existing public space be retained and new public space be created?	N/A	+	0	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	I	0	Whilst climate change objectives can conflict with the conservation of the historic environment applications within conservation areas (and indeed elsewhere in the district) should seek to reduce carbon dioxide emissions. Development in conservation areas can provide opportunities for enhanced energy efficiency, improved resilience to weather, greater renewable energy and sustainable drainage and use of water. Considering these issues as part of development rather than as stand alone projects can help to ensure that they are sympathetic to the character and appearance of the conservation area and applicants should be required to demonstrate that they have considered such measures.
	Will sustainable design and construction techniques be employed?	100% by 2010	I	0	

	Will it minimise the risk of flooding to people and properties?	0	I	O	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	O	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	I	O	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	O	Whilst conservation areas are statutorily protected the inclusion of a policy ensures that the different aspects that make a conservation area unique are carefully considered as part of all development proposals. The policy could also include criteria that generally may not be considered such as the protection of important open spaces within the conservation area and trees/hedges. These are important for nature conservation and so in addition to the protection of the historic environment biodiversity will be preserved.
	Will environmentally protected sites be protected or enhanced?	No loss	++	+	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	+	O	
	Will historic assets be protected or enhanced?	N/A	++	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	See comments under objective 7.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	I	O	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	The policy will protect the character and appearance of conservation areas; it will not directly lead to the development of land and so will not affect international sites.

## Development affecting listed buildings

Option 1 is to include a criteria based policy setting out the criteria that applications affecting listed buildings will need to comply with.

Option 2 is to include a policy stating that development will be refused where it fails to preserve or enhance the special character and/or setting of a listed building.

Option 3 is to include a policy stating that proposals affecting listed buildings will be determined in accordance with legislative provisions and policy.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	

	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	

	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	I	?	?	Whilst climate change objectives can conflict with the conservation of the historic environment applications relating to listed buildings should seek to reduce carbon dioxide emissions. Development can provide opportunities for enhanced energy efficiency, improved resilience to weather, sustainable drainage and use of water and possibly even renewable energy. Considering these issues as part of development rather than as stand alone projects can help to ensure that they are sympathetic to the special character of the listed building and applicants should be required to demonstrate that they have considered such measures. A criteria addressing this issue could be added to the criteria based policy, however it would be more difficult to include this requirement in options 2 and 3.
	Will sustainable design and construction techniques be employed?	100% by 2010	I	?	?	
	Will it minimise the risk of flooding to people and properties?	0	I	?	?	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	I	?	?	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	All options will protect and enhance listed buildings. The most positive impact will occur under option 1 (criteria based policy), which will clearly set out the main considerations that proposals affecting listed buildings will need to address. Whilst options 2 and 3 would also protect and enhance listed buildings these policies do not bring anything further to the protection already enjoyed under legislation. A criteria could be included requiring landscaping as part of proposals.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	

	Will it protect Greenfield land?	25%	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	+	O	O	
	Will historic assets be protected or enhanced?	N/A	++	+	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	+	+	Keeping a listed building in use reduces consumption of building materials and energy and reduces waste.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	I	?	?	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	All options seeks to protect and enhance listed buildings, they will not directly lead to the development of land and so will not affect an international site.

### Development in defined centres

Option 1 is to include a policy, which will only allow the change of use to residential at ground floor level in any of the district's town/district/neighbourhood centres where the frontage is not an active street frontage or the building is already in 100% residential use.

Option 2 is the no plan option.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	+	Both options will allow residential development in the town centre, which will contribute to the district's housing target.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	

	Will it deliver a mix of housing types?	Reflect SHMAA	+	+	
	Does it make efficient use of land?	25% -	O	O	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	Option 1 will make clear that proposals for Clacton town centre will be assessed against the policies in the Clacton AAP. Under the no plan option there may be some ambiguity over the acceptable mix of uses in the town centre in light of PPS4. Option 1 will enhance the vitality and viability of the retail centres by ensuring that ground floor units remain in active use and are not converted to residential. Whilst this could still be the case under the no plan option as PPS4 refers to residential being an appropriate town centre uses for upper storeys of buildings this is not certain. Reference could be made to the need to protect local shops, particularly in rural areas, from change of use to residential.
	Will it promote regeneration?	N/A	+	?	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	++	?	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	I	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills,	N/A	n/a	n/a	

	potential and place of residence?				
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote social cohesion?	N/A	<b>n/a</b>	<b>n/a</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be	100% by 2010	<b>n/a</b>	<b>n/a</b>	

	employed?				
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	These options relate to the change of use of land in retail centres; there will therefore be no impact

			on international sites.
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### Conversion and re-use of redundant buildings in the countryside

Option 1 is to include a policy allowing the re-use of rural buildings for employment purposes providing that the use is small scale and respects the character of the area and protected species are not adversely affected. Conversion to residential use will only be permitted where an alternative use would not be viable and the building is of permanent and substantial construction.

Option 2 is to include a more permissive policy.

Option 3 is to include a more restrictive policy.

Option 4 is to include a policy requiring replacement buildings in the countryside for employment purposes or tourist purposes to be permitted where the existing building is not physically suitable or structurally sound for the proposed use and the replacement building is no greater in height of floorspace. The re-use of a redundant building for residential use will only be permitted where it is essential to retain the building because of its architectural or historic interest, an alternative use would not be viable, the building is practical for residential use and will only involve one unit.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	Opt. 4	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	?	+	-	?	Options 1 and 4 could result in residential development, although this will be the exception as housing should be directed to existing settlements. A more permissive policy would involve increased change of use of rural buildings to residential use, which is more profitable than other uses. The re-use of existing buildings makes efficient use of land.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	+	+	-	+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	-	-	+	-	Options 1, 2 and 4 will allow the re-use of rural buildings for employment purposes; by their nature rural buildings are unlikely to be located close to centres of population. The re-use of existing buildings will promote regeneration; a more restrictive policy could result in rural buildings falling into disrepair. Tourist uses can be a good use of a rural building; these uses
	Will it promote	N/A	+	+	-	+	

	regeneration?						generate employment but are often not as intensive as residential or B1, B2 and B8 employment uses. Option 4 is the only option that acknowledges the potential for tourist uses. Allowing the re-use of rural buildings in the countryside will enhance the rural economy. A restrictive policy would be unlikely to sustain the rural economy by placing strict criteria on proposals for re-use.
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	l	l	l	+	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	+	++	-	+	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	o	-	+	o	Accessibility is an issue for conversion of rural buildings as workers may need to travel to the site and the provision of public transport in rural areas is poor. However, the conversion of rural buildings to employment uses will provide good access for rural residents to employment opportunities. A more permissive policy is likely to result in the development of inaccessible sites and lead to more conversions to residential use. A more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport. Proposals should consider the enhancement of sustainable modes of travel, for example cycle parking
	Will sustainable modes of transport increase?	N/A	o/l	-	o	o/l	
	Will it promote	0	n/a	n/a	n/a	n/a	

	development of the ports?						facilities and changing rooms could be provided to make cycling a realistic option.
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	l	-	+	l	Development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars, although this can be minimised by promoting sustainable travel. A more permissive policy will likely involve development in even the most remote locations. Sustainable design and construction measures and renewable energy could be incorporated into development, however as many redundant farm buildings are curtilage listed this may be difficult to achieve without comprising the historic fabric and character of the building.
	Will sustainable design and construction techniques be employed?	100% by 2010	?	?	?	?	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	n/a	

	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	?	?	?	?	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	-	+	+/?	Vacant rural buildings are often occupied by bats and barn owls, which are protected species. Option 1 requires an ecological survey to be submitted with an application. It should be made clear that development will not be permitted if protected species are likely to be harmed by the development. A more permissive policy is unlikely to ensure that biodiversity is protected. Option 4 does not refer to protected species or the need for an ecological appraisal; although nature conservation interests are protected by other policies in the plan. The impact on environmentally protected sites depends upon location; however a restrictive policy will have a positive impact on this sub-objective by not allowing any development close to a designated site. A designated site could be affected if it is close to a site through the more intensive use of a site. A restrictive policy will protect landscape by restricting development and a permissive policy is likely to have a negative impact on landscape character as a greater scale of development is likely. Many redundant farm buildings are curtilage listed and their re-use will protect the district's historic assets providing that the design is sensitive. Where development involves the re-use of a historic building it must clearly show that the historic fabric and character of the building will not be adversely affected and that all opportunities have been taken for enhancement.
	Will environmentally protected sites be protected or enhanced?	No loss	I	I	+	I	
	Will it protect Greenfield land?	25%	O	O	O	O	
	Will landscape quality be maintained?	No loss high value	+	-	+	+	
	Will historic assets be protected or enhanced?	N/A	+	+	-	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	+	+	+	All options will involve the re-use of rural buildings. Option 4 will only permit the replacement of an existing building where it is not structurally sound.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	?	?	?	?	
<b>Habitats Regulations Assessment</b>							
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>Opt 4</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	?	No	No	These options allow the re-use of rural buildings; however options do not involve new build. Options 1, 3 and 4 will not affect an international site. Options 1 and 4 require development to be small scale; in character with the area, which will ensure that intensive development does not take place. Option 3 is a restrictive policy and would not allow any development that may affect an international site. The impact under option 2 is uncertain.

### Occupancy restrictions

Option 1 is impose an occupancy restriction of 14 January to 1 March for the majority of holiday accommodation and a restriction of 31 October to 1 March for sites served by poor infrastructure, at risk of flooding and adjacent to nature conservation sites.

Option 2 is to impose an occupancy restriction of 14 January to 1 March for all holiday accommodation.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	Option 2 includes less restrictive occupancy restrictions than option 1 and so will have a more positive impact on the tourist economy than option 1.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	0	+	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	<b>n/a</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	<b>n/a</b>	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	Many of the district's tourist attractions are located at the coast and during the winter these sites are more susceptible to flooding. This risk will increase throughout the plan period. UKCP09 (climate projections) forecast that on average winter precipitation will increase by 6% under a medium emissions scenario and 7% under a high emissions scenario by 2020 and sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). Both options will minimise the risk of flooding to people by restricting occupancy over the winter period. A more positive impact will occur under option 1, which includes stricter occupancy restrictions in areas at risk of flooding.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	++	+	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	0	0	Option 1 will protect nature conservation sites by requiring a longer occupancy restriction for tourist sites adjacent to nature conservation sites. The over-wintering period is one of the most sensitive for the international sites in the district and this extended restricted occupancy period will avoid disturbance to species at this important time.
	Will environmentally protected sites be protected or enhanced?	No loss	+	0	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be	No loss	n/a	n/a	

	maintained?	high value			
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?	No		?	Option 1 will have a positive impact on the international sites in the district by restricting occupancy from 31 October to 1 March for sites adjacent to nature conservation sites. The over-wintering period is one of the most sensitive for the species that form the key features of the international sites in the district and this extended restricted occupancy period will avoid disturbance to species at this important time. Option 2 only restricts occupancy from 14 January to 1 March and this could possibly affect overwintering species.

### Agriculture/ Forestry Buildings and Structures

Option 1 is to include a policy stating that only proposals that support agricultural or forestry needs that are well related to an existing farmstead or settlement and comply with other policies will be permitted. The policy will also refer to national guidance concerning agricultural/forestry workers dwellings and state that proposals for the removal of an occupancy restriction will only be accepted where there is no long term need for an agricultural workers dwelling in the locality.

Option 2 is to not include a policy.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	+	Both options will ensure that genuine applications for agricultural workers dwellings can be provided. Whilst option 1 mentions PPS7 Annex A; this will still apply in the absence of a policy.
	Will the delivery of affordable homes	N/A	n/a	n/a	

	increase?				
	Will it deliver a mix of housing types?	Reflect SHMAA	<b>n/a</b>	<b>n/a</b>	
	Does it make efficient use of land?	25% -	<b>n/a</b>	<b>n/a</b>	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	<b>n/a</b>	Agricultural and forestry buildings help to support the rural economy and these will be provided under both options. Furthermore, both options will ensure that genuine applications for agricultural workers dwellings can be provided, which will sustain and enhance the rural economy. Option 1 will have a more positive impact on the rural economy as it includes a criterion relating to the removal of an occupancy condition. The policy will ensure that planning permission is only granted for the removal of a condition where the use is genuinely not needed in the locality. Without this policy such rigorous assessment may not be required and agricultural workers dwellings may be lost where a need exists in the locality. However, to strengthen the policy a criterion could be added stating that the removal of an occupancy restriction will not be permitted if the dwelling was constructed less than 10 years ago.
	Will it promote regeneration?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>++</b>	<b>+</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work	N/A	<b>n/a</b>	<b>n/a</b>	

	appropriate to their skills, potential and place of residence?				
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	Agricultural workers dwellings reduce the need for agricultural workers to travel to the farm.
	Will sustainable modes of transport increase?	N/A	+	+	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction	100% by 2010	n/a	n/a	

	techniques be employed?				
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	I	I	Buildings in the countryside generally affect the landscape, although an agricultural building is a use that is expected in the countryside. An agricultural workers dwellings will have a greater impact on the landscape and also likely result in the loss of greenfield land and could impact biodiversity. However, other policies in the plan should ensure that adverse effects are minimised. Development should be located close to existing buildings and/or areas of hardstanding to reduce the landscape impact.
	Will environmentally protected sites be protected or enhanced?	No loss	I	I	
	Will it protect Greenfield land?	25%	-	-	
	Will landscape quality be maintained?	No loss high value	I	I	
	Will historic assets be protected or enhanced?	N/A	I	I	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>

Is there likely to be a significant effect on an International Site?	?	?	These options relate to the construction of agricultural buildings and dwellings, which are highly likely to take place outside of existing settlements. Therefore, they could potentially affect an international site if located close by. However, it is considered that the Core Strategy nature conservation policy will ensure that proposals are not permitted where they would affect the integrity of an international site.
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## Equestrian Uses

Option 1 is to include a policy setting out the circumstances under which proposals for equestrian uses will be permitted. Permission will be granted providing that the proposal uses existing buildings on site, does not result in sporadic development leading to an intensification of buildings in the countryside, replacement buildings are not available for the use and the scale is appropriate for the location.

Option 2 is to not include a policy.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	Equestrian uses may help to sustain the rural economy. The impact under the no plan option is uncertain as commercial equestrian development may not be permitted in the countryside under the general presumption against development in the countryside.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	

	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	+	?	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	n/a	n/a	This objective is not applicable.

capital	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote social cohesion?	N/A	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance	Will it preserve or	No loss	0	0	New equestrian uses may take place on greenfield land, although the policy will encourage the re-

natural and historic environmental assets	enhance biodiversity?				use of rural buildings in preference to new build. The impact under option 2 is uncertain as without a policy equestrian development may not be supported or alternatively large scale equestrian development could be supported for economic and leisure reasons, which fails to take account on the environmental impact of such development. In the absence of a policy, if equestrian development is supported in principle, there are likely to be adverse impacts on the landscape (including historic landscapes). Equestrian development involves stable blocks, hard standing, access roads, parking, fencing, lighting, storage, waste disposal, ménages and sub-division of fields. All of these can be prominent features in the landscape and the policy will seek to ensure that these are considered at the development control stage in order to ensure minimal landscape impact.
	Will environmentally protected sites be protected or enhanced?	No loss	<b>O</b>	<b>O</b>	
	Will it protect Greenfield land?	25%	<b>I/-</b>	<b>?</b>	
	Will landscape quality be maintained?	No loss high value	<b>+</b>	<b>? / -</b>	
	Will historic assets be protected or enhanced?	N/A	<b>+</b>	<b>? / -</b>	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	<b>n/a</b>	<b>n/a</b>	
	Will it maximise the energy efficiency of development?	100% by 2010	<b>n/a</b>	<b>n/a</b>	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			?	?	These options relate to equestrian uses, which will take place in the countryside. Therefore, they could potentially affect an international site if located close by. However, it is considered that the Core Strategy nature conservation policy will ensure that proposals are not permitted where they would affect the integrity of an international site.

## Health Impact Assessments

Option 1 is to require a Health Impact Assessment for residential development in excess of 50 units and non-residential development in excess of 1,000 sq. m., which will measure wider impact upon healthy living and the demands that are placed upon health services and facilities arising from the development.

Option 2 is not to require a Health Impact Assessment.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
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1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	A Health Impact Assessment will promote healthy activities such as walking and cycling.
	Will sustainable modes of transport increase?	N/A	+	O	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	+	The requirement for a Health Impact Assessment will ensure that consideration is given to the effects that the development will have on existing health services. Whilst impacts on infrastructure will be considered as part of all development the Health Impact Assessment will look at impacts on this sector in more detail. The Assessment will also help to ensure that actual and fear of crime will be reduced by looking at community safety issues.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	+	O	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	O	The requirement for a Health Impact Assessment will ensure that consideration is given to the effects that the development will have on existing health services. This will ensure that new residents are provided with sufficient health care facilities and that existing residents do not suffer from new development placing a strain on existing services.
	Will it promote social	N/A	?	O	

	cohesion?				
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	O	Encouraging walking and cycling will help to reduce car travel and subsequently levels of greenhouse gas emissions.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	

	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	Health Impact Assessments address a social issue; they will not lead to the development of land and so will not adversely affect international sites.

### Protection of existing community facilities

Option 1 is to require proposals for the loss of a facility that supports a community use to demonstrate that it is not economically viable or is genuinely redundant or that the same facility is supplied by an easily accessible existing or new facility.

Option 2 is to apply the same criteria as option 1, but only to non-commercial community facilities.

Option 3 is to not include a policy on protection of community facilities.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	+	-	Requiring the retention of community facilities and permitting the loss only where there is provision in the locality will help to ensure that employment opportunities remain accessible to centres of population. Without a policy on this issue community facilities could be lost, which will decrease the amount of jobs in the district. Whilst community facilities are important to everyone in the district those living and working in a rural settlement generally rely on local facilities more than urban dwellers/workers. Whilst someone living in Clacton may have access to numerous local shops a rural resident
	Will it promote regeneration?	N/A	n/a	n/a	n/a	

	Will the levels of inward investment increase?	1	n/a	n/a	n/a	could rely on just one local shop. Community facilities in rural areas can provide jobs for local residents, reducing the need for them to travel. The retention of community facilities will therefore help to sustain the rural community. A more positive impact will occur under option 1, which protects both commercial and non-commercial facilities.
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	++	+	--	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	0	0	-	The loss of a local school could affect levels of education attainment if pupils are forced to transfer to a new school outside of their locality, which will disrupt their studies. Requiring the retention of community facilities and permitting the loss only where there is provision in the locality will help to ensure that employment opportunities remain accessible to centres of population. Without a policy on this issue community facilities could be lost, which will decrease the amount of jobs in the district.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	+	-	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	--	The retention of community facilities will reduce the need to travel greater distances for such facilities and reduce reliance on the car. A more positive impact will occur under option 1, which refers to commercial and non commercial facilities. However, to ensure that users can travel sustainably to a new site where change of use occurs the policy could state that new facilities must be available within a 10 minute walk for example.
	Will sustainable modes of transport increase?	N/A	?	?	--	
	Will it promote development of the ports?	0	n/a	n/a	n/a	

5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	+	--	The retention of community facilities will ensure that social infrastructure is retained. If community facilities close people will have to travel further for services and if new facilities are located close to where people live it will reduce the need to travel, which will reduce pollution from transport.
	Will existing public space be retained and new public space be created?	N/A	0	0	0	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	+	-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	-	Options 1 and 2 will ensure that existing health services are retained or are provided in an easily accessible location. This will help to contribute to health equality by ensuring that all members of society can access health care. Community facilities are important for social cohesion as they provide a place for people to meet; village shops and public houses in particular are important for social cohesion and their loss would be detrimental to this sub-objective.
	Will it promote social cohesion?	N/A	+	-	-	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	+	-	If community facilities close people will have to travel further for services and if new facilities are located close to where people live it will reduce the need to travel, which will reduce greenhouse gas emissions from transport.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of	N/A	n/a	n/a	n/a	

	energy needs being met from renewable sources?					
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	The protection of community facilities is a social issue; it will not lead to the development of land and so will not result in any adverse effects to international sites.

### Green infrastructure in new residential development

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

Option 2 is to include the 10% standard in the Core Policy on green infrastructure.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	n/a	
	Does it make efficient use of land?	25% -	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	This objective is not applicable.
	Will it promote regeneration?	N/A	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	n/a	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	+	The provision of open space as part of new development will reduce the need to travel far for recreation.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	
	Will it promote development of the ports?	0	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	+	Both options will ensure the delivery of public open space as part of new development. Open space can reduce the fear and incidence of crime by making an area more attractive and encouraging social interaction. Open space protects soil and groundwater quality. Option 1 will result in a more positive impact as it lists criteria that open space will have to comply with, which will ensure that it is usable and well designed.
	Will existing public space be retained and new public space be created?	N/A	+	+	
	Will it reduce actual crime and the fear of crime?	N/A	+	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	Both options will ensure the delivery of public open space as part of new development. The integration of open space into development can help to promote social cohesion.
	Will it promote social	N/A	+	+	

	cohesion?				
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	Both options will deliver open space, which reduces the risk of surface water flooding and allows the dispersal of species. For a more positive impact option 1 could include a criterion requiring open space to connect to the green infrastructure network where possible.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	+	+	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	+	Both options will deliver open space, which will promote biodiversity and reduce the need for people to visit environmentally protected sites for leisure. To secure a more positive impact a higher level of open space could be required where monitoring indicates that international sites are deteriorating as a result of visitor pressure.
	Will environmentally protected sites be protected or enhanced?	No loss	+	+	
	Will it protect Greenfield land?	25%	0	0	
	Will landscape quality be maintained?	No loss high value	0	0	
	Will historic assets be protected or enhanced?	N/A	0	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	Open space will help to recharge underground aquifers.
	Will water quality be maintained or improved?	N/A	+	+	

	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	
<b>Habitats Regulations Assessment</b>					
			<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?	No	No		These options will have a positive impact on international sites by providing open space within developments, which will reduce the 'weekday' pressures on international sites for recreation. To secure a more positive impact a higher level of open space could be required where monitoring indicates that international sites are deteriorating as a result of visitor pressure.

### Affordable Housing in New Developments

Option 1 is to require 30% of dwellings to be affordable for sites of 10 or more dwellings or residential sites of 0.3 hectares or more. In urban settlements and other rural settlements 80% of affordable dwellings will be social rented and 20% intermediate housing. In key rural service centres the mix will be subject to local needs. Affordable housing will be required to be integrated throughout the site and remain affordable for successive occupiers.

Option 2 requires 30% affordable housing and sets no thresholds.

Option 3 is to require 20% of dwellings to be affordable with the same thresholds as option 1.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	-	++	There is an overwhelming need for affordable housing in the district; with 1,579 affordable dwellings needed every year. All options will increase the delivery of affordable housing, with a less positive impact under option 3, which requires a lower percentage of affordable housing. Option 2 will have a negative impact on the delivery of new dwellings in the district as it will affect the viability of small sites. Options 1 and 3 will ensure that the provision of affordable housing does not affect the viability of housing delivery, with a more positive impact under option 3 which requires a lower percentage of affordable housing and so will increase viability.
	Will the delivery of affordable homes increase?	N/A	++	++	+	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	+	+	
	Does it make efficient use of land?	25% -	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	Setting no thresholds will affect the viability of smaller sites; particularly regeneration sites where there are typically site constraints to address. Flexibility could be introduced into the policy to help the viability of regeneration sites. However, option 2 will support rural communities by setting no thresholds. Typically development in the

	Will it promote regeneration?	N/A	+ ?	-	+	rural areas is small scale and without thresholds more affordable housing will be delivered in rural areas.
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	O	++	O	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	n/a	n/a	n/a	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	n/a	n/a	n/a	

	Will it promote development of the ports?	0	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	-	++	Setting no thresholds will affect the viability of some schemes and if strictly applied will affect the amount of contributions sought towards infrastructure. A reduction in the percentage of affordable housing to 30% from the Local Plan target of 40% will increase the likelihood of contributions towards infrastructure.
	Will existing public space be retained and new public space be created?	N/A	n/a	n/a	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	n/a	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	++	+	All options will contribute to health and income equality through the provision of affordable housing; with a more positive impact under option 2, which sets no thresholds.
	Will it promote social cohesion?	N/A	n/a	n/a	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	n/a	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	n/a	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	

	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	n/a	n/a	n/a	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	n/a	n/a	n/a	
	Will it protect Greenfield land?	25%	n/a	n/a	n/a	
	Will landscape quality be maintained?	No loss high value	n/a	n/a	n/a	
	Will historic assets be protected or enhanced?	N/A	n/a	n/a	n/a	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
Is there likely to be a significant effect on an International Site?			No	No	No	These options address the issue of affordable housing, which is a social issue and will not lead to the development of land and so will not affect an international site.

### Rural exception sites

Option 1 is to include a policy that supports affordable housing schemes on sites adjoining rural settlements where development can be demonstrated to meet an evidenced local need; remains affordable for the lifetime of the development; and will have no material adverse effects on landscape, residential amenity, highway safety, or the form and character of the settlement it adjoins.

Option 2 is to include a policy that supports affordable housing schemes on sites within or adjoining rural settlements where development can be demonstrated to meet an evidenced local need; remains affordable for the lifetime of the development; the site is accessible to a range of local services; and is not subject to overriding environmental or planning constraints.

Option 3 is to have no policy on this issue.

Objective	Assessment criteria	Target	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	+	+	All options will contribute to the district's housing provision, including affordable housing provision. Whilst rural exception schemes could come forward in the absence of a policy on this issue through PPS3 the inclusion of a policy demonstrates the Council's support towards rural exception schemes and provides certainty over the Council's key considerations at the development control stage.
	Will the delivery of affordable homes increase?	N/A	++	++	?	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	+	+	
	Does it make efficient use of land?	25% -	O	O	O	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	n/a	n/a	Options 1 and 2 will contribute to the rural economy by setting out the criteria under which proposals for rural exception schemes will be permitted. As discussed above, the impact under option 3 is uncertain. A more positive impact on the rural economy will occur under option 2, which requires schemes to be accessible to a range of local services.
	Will it promote regeneration?	N/A	n/a	n/a	n/a	
	Will the levels of inward investment increase?	1	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	n/a	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	n/a	n/a	

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

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	n/a	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	+	O	The provision of local needs affordable housing will contribute to health and income equality and promote social cohesion.
	Will it promote social cohesion?	N/A	+	+	O	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	- I	+	O	As explained in response to SA objective 4, option 2 will minimise the need to travel by requiring development to be accessible to local services. This will reduce greenhouse gas emissions from transport by making sustainable travel a realistic option. All affordable housing dwellings are required to comply with (at the time of writing) level 3 of the code for sustainable homes, which will ensure that new housing in the district uses sustainable design and construction techniques. The code level will increase throughout the lifetime of the plan.
	Will sustainable design and construction techniques be employed?	100% by 2010	++	++	++	
	Will it minimise the risk of flooding to people and properties?	0	n/a	n/a	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	n/a	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	n/a	n/a	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	O	+	O	Option 2 requires sites to have no overriding environmental constraints; this will help to ensure that nature conservation sites are protected (although in the absence of this criteria they are likely to be protected through environmental policies in the Core Strategy in any case). Rural exception schemes on the edge of settlements largely lead to the loss of greenfield land. The impact on option 2 is less negative than option 1 as this option refers to sites within a rural settlement as well as adjoining. This makes clear that sites within settlements should be considered and so this option may result in less development on greenfield land on the edge of settlements. The impact under the no policy option is uncertain as it depends on whether development comes forward in the absence of a policy. Whilst greenfield development typically has an adverse effect
	Will environmentally protected sites be protected or enhanced?	No loss	O	+	O	
	Will it protect Greenfield land?	25%	--	-	?	
	Will landscape quality be	No loss	+	-	?	

	maintained? Will historic assets be protected or enhanced?	high value N/A	+	+	O	on landscape quality option 1 requires development to ensure that it has no material adverse impact on landscape. Development should not impact on historic assets as option 1 requires development to have no adverse impact on the form and character of the settlement it adjoins and option 2 requires the site to have no overriding environmental or planning constraints.
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	n/a	n/a	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	n/a	n/a	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	n/a	n/a	
<b>Habitats Regulations Assessment</b>						
			<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>
	Is there likely to be a significant effect on an International Site?		?	?	No	Options 1 and 2 will lead to the development of sites for affordable housing on the edge of rural settlements. An increase in population close to international sites could affect these sites; the issue of an increase in population will be considered as part of the appropriate assessment of the Core Strategy.

## Aspirational housing

Option 1 is to include a policy requiring a percentage of development to be large, detached dwellings.

Option 2 is the no plan option.

Objective	Assessment criteria	Opt. 1	Opt. 2	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	++	+	Both options will deliver a mix of dwellings, however under option 1, which will specifically require larger dwellings, there will be more certainty that this type of dwelling will be delivered. Larger dwellings are not the most efficient use of land. Care must be taken to ensure that the mix of dwellings on a site reflects the need as set out in the most recent version of the SHMA. The requirement for large dwellings should therefore not necessarily apply to all sites.
	Will the delivery of affordable homes increase?	n/a	n/a	
	Will it deliver a mix of housing types?	++	+	

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

growth whilst capturing the economic benefits of international gateways	travel?			
	Will sustainable modes of transport increase?	<b>n/a</b>	<b>n/a</b>	
	Will it promote development of the ports?	<b>n/a</b>	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	<b>n/a</b>	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	<b>n/a</b>	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will it promote social cohesion?	<b>n/a</b>	<b>n/a</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of	<b>n/a</b>	<b>n/a</b>	

		flooding to people and properties?			
		Does it provide areas of accessible green space to allow the dispersal of species?	n/a	n/a	
		Will it lead to an increased proportion of energy needs being met from renewable sources?	n/a	n/a	
8. Protect and enhance natural and historic environmental assets		Will it preserve or enhance biodiversity?	n/a	n/a	This objective is not applicable.
		Will environmentally protected sites be protected or enhanced?	n/a	n/a	
		Will it protect Greenfield land?	n/a	n/a	
		Will landscape quality be maintained?	n/a	n/a	
		Will historic assets be protected or enhanced?	n/a	n/a	
9. Ensure the prudent use of natural resources		Does it minimise waste and increase rates of reuse and recycling?	n/a	n/a	This objective is not applicable.
		Will water quality be maintained or improved?	n/a	n/a	
		Will it maximise the energy efficiency of development?	n/a	n/a	
<b>Opt 1</b>	<b>Opt 2</b>	<b>General Evaluation</b>			
No	No	These options relate to the mix of dwellings; there will therefore be no impact on international sites.			

## Residential Institutions and Care

Option 1 is to only permit specialist accommodation within defined settlements that offer an appropriate range of facilities and services. Further, the institution will meet a local need and will not affect tourism.

Option 2 is to have no policy.

Option 3 is to only permit specialist accommodation throughout the district where it would not lead to clustering, not give rise to public safety issues and external space for recreation is provided. Exceptionally proposals may be acceptable outside of settlement development boundaries.

Objective	Assessment criteria	Opt. 1	Opt. 2	Opt. 3	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	++	++	++	All options will provide accommodation to meet the needs of specialist groups within the district. Under options 2 and 3 accommodation would be acceptable in principle in any of the districts settlements. Option 1 restricts development defined settlements. Option 1 will ensure that local need is met.
	Will the delivery of affordable homes increase?	n/a	n/a	n/a	
	Will it deliver a mix of housing types?	n/a	n/a	n/a	
	Does it make efficient use of land?	n/a	n/a	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	++	I	+	Specialist accommodation provides jobs and requiring such accommodation to be located in settlements will ensure that workers have good access to the site. The most positive impact will occur under option 1, which requires accommodation to be directed to districts settlements. Option 1 will protect the tourism industry by ensuring that proposals for residential institutions do not affect the tourist image of the site in question.
	Will it promote regeneration?	n/a	n/a	n/a	
	Will the levels of inward investment increase?	n/a	n/a	n/a	
	Will it contribute to the tourism industry?	+	?	?	
	Will it enhance the vitality	n/a	n/a	n/a	

	and viability of town centres?				
	Will it sustain or enhance the rural economy?	n/a	n/a	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	n/a	n/a	n/a	Specialist accommodation provides jobs and requiring such accommodation to be located in settlements will ensure that workers have good access to the site. The most positive impact will occur under option 1.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	++	l	+	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	++	l	+/l	Residents of specialist accommodation and workers need to travel for services/ facilities and in the case of workers to commute to the site. Option 1 will reduce the need to travel by ensuring that specialist accommodation is only acceptable in accessible locations, where sustainable travel is a genuine option. Whilst option 3 directs specialist accommodation to settlements it will exceptionally allow development outside of settlement boundaries, additionally it will allow development within small settlements that would increase the need to travel for workers and visitors not living in the immediate area.
	Will sustainable modes of transport increase?	++	l	+/l	
	Will it promote development of the ports?	n/a	n/a	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	n/a	n/a	n/a	Option 3 will require development proposals to consider and justify that they will not give rise to adverse impacts on public safety. Option 3 will also require proposals to provide external space for recreation, which will increase the amount of private open space in the district.
	Will existing public space be retained and new public space be created?	0	0	+	

	Will it reduce actual crime and the fear of crime?	<b>O</b>	<b>O</b>	<b>+</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	<b>+</b>	<b>+</b>	<b>+</b>	All options will contribute to health equality as they will allow specialist accommodation. Option 1 will promote social cohesion by ensuring that specialist accommodation is located within existing communities, provided with a range of services/ facilities.
	Will it promote social cohesion?	<b>+</b>	<b>I</b>	<b>I</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	Option 1 will protect greenfield land as specialist accommodation will only be permitted within certain settlements. Option 2 is also likely to protect greenfield land as other policies within the plan ensure that development is directed towards settlements. Option 3 allows development outside of settlements in exceptional circumstances; however no detail is given on what these circumstances may be.
	Will environmentally protected sites be protected or enhanced?	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	

			Will it protect Greenfield land?	+	+ I	?		
			Will landscape quality be maintained?	n/a	n/a	n/a		
			Will historic assets be protected or enhanced?	n/a	n/a	n/a		
9. Ensure the prudent use of natural resources			Does it minimise waste and increase rates of reuse and recycling?	n/a	n/a	n/a	This objective is not applicable.	
			Will water quality be maintained or improved?	n/a	n/a	n/a		
			Will it maximise the energy efficiency of development?	n/a	n/a	n/a		
<b>Opt 1</b>	<b>Opt 2</b>	<b>Opt 3</b>	<b>General Evaluation</b>					
No	?	?	Option 1 is unlikely to affect a site as development will be directed to sites within the main urban areas; away from international sites. Options 2 and 3 could possibly affect a site; it depends on where development takes place. However, the nature conservation policy in the Core Strategy should ensure that development does not affect an international site.					

## Appendix H. Spatial strategy policies

### Spatial Strategy Policy 1 – New Jobs

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	This option concerns job growth and is not applicable to this objective.
	Will the delivery of affordable homes increase?	N/A	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	
	Does it make efficient use of land?	25% -	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	This approach will ensure that employment opportunities are accessible to centres of population by supporting a diverse range of employment opportunities. 7,000 full time equivalent jobs are expected to be created in the plan period. The key projects include employment opportunities for the district's main towns and some of the rural service centres. Whilst the Employment Land Study recommended that the industrial and warehousing sector would be unlikely to grow the Council will support this sector and maintain suitable employment land. The expansion and relocation needs of existing businesses will be addressed in addition to seeking inward investment. This approach will regenerate the seaside towns and promote tourism. Clacton and Frinton/Walton are traditionally seen as tourist towns and 10% of jobs in the district are related to tourism. Whilst it is not expressly referred to in the policy, this approach is likely to enhance the vitality and viability of the town centres through the variety of measures recommended. The rural economy will be enhanced through the promotion of tourism in the rural areas and support for farm diversification schemes.
	Will it promote regeneration?	N/A	++	
	Will the levels of inward investment increase?	1	++	
	Will it contribute to the tourism industry?	N/A	++	
	Will it enhance the vitality and viability of town centres?	N/A	+	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	++	This approach will result in a diversity of employment opportunities, which will provide a mix of job types. The skills base of the population will increase through joint working between the Council and the education authority to improve educational establishments.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	+	A mix of jobs will be created throughout the district, which will decrease levels of out-commuting. However, this relies on the Council securing inward investment. The opportunities for home working will increase through the Council working with telephone companies and internet providers to widen the broadband coverage within the district. This approach will support the Bathside Bay port development and associated business this will bring and the proposals for Mistley port and quayside as set out in the SPD.
	Will sustainable modes of transport increase?	N/A	+	
	Will it promote development of the ports?	0	++	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	n/a	This approach will promote development of the ports, which will result in increased levels of pollution. However, as Bathside Bay has consent this will occur in the absence of support in the Core Strategy. The location of a mix of job opportunities throughout the district will reduce the need to travel to work. The impact on pollution is considered to be mixed.
	Will existing public space be retained and new public space be created?	N/A	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+/-	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	++	This approach will have a positive impact on income equality by providing a mix of new employment opportunities. Currently 6.3% of the economically active population are unemployed; compared to 4.5% in Essex, 5.2% in the East of England; the provision of new jobs will help to tackle this high level of unemployment.
	Will it promote social cohesion?	N/A	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	This approach will reduce levels of out commuting and provide employment opportunities in all of the districts towns and some of the rural service centres, which will reduce greenhouse gas emissions from transport. The East of England has the highest levels of carbon dioxide emissions for transport than any other region. The Core Strategy will encourage commercial premises to achieve a BREEAM standard of 'very good'; however this is not a requirement and will not be achieved in all cases. Harwich will accommodate a significant amount of employment development largely associated with Bathside Bay. Large parts of Harwich are at risk of flooding and it will be essential that proposed development passes the PPS25 sequential test and exception test. This approach will support the renewable energy industry; however reference should be made to the support to the implementation of renewable energy technologies.
	Will sustainable design and construction techniques be employed?	100% by 2010	+/I	
	Will it minimise the risk of flooding to people and properties?	0	I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	I	Bathside Bay is an SSSI and forms part of the Stour and Orwell Estuaries SPA and so under this approach this environmentally designated site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Part of this approach is to promote the districts natural assets. However, care must be taken to ensure that sensitive ecological sites are not adversely affected due to increased visitor pressure.
	Will environmentally protected sites be protected or enhanced?	No loss	I	
	Will it protect Greenfield	25%	-	

	land?			
	Will landscape quality be maintained?	No loss high value	<b>O</b>	
	Will historic assets be protected or enhanced?	N/A	<b>O</b>	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	<b>n/a</b>	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	<b>n/a</b>	
	Will it maximise the energy efficiency of development?	100% by 2010	<b>n/a</b>	
<b>Is there likely to be a significant effect on an International Site?</b>				
Discount options that:		Bathside Bay is an SSSI and forms part of the Stour and Orwell Estuaries SPA and so under this approach this environmentally designated site will be adversely affected. However, the decision has been reached through the Public Inquiry into Bathside Bay that development should be permitted for imperative reasons of overriding public interest and a compensatory habitat will be provided. Part of this approach is to promote the districts natural assets, e.g. Hamford Water. However, the promotion of this SPA and indeed others within the district will result in increased visitor pressure, to the detriment of the ecological structure and function of the site.		
<ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>				
<b>Is there likely to be an impact, positive or negative, on the equality target groups listed below?</b>				
<ul style="list-style-type: none"> <li>age</li> <li>sexuality</li> <li>faith or belief</li> <li>race</li> <li>ethnicity</li> <li>disability</li> <li>gender</li> </ul>		No		
Action required? Yes/No		No		

## Spatial Strategy Policy 2 – New Homes

Objective	Assessment criteria	Target	Impact	General Evaluation
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1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	++	This approach will ensure the delivery of homes to support the growing population. The Council has set its own housing target taking into account stakeholder opinion, previous rates of housing, market demand, affordable housing need, housing land supply, socio-economic benefits, land constraints and deliverability. Whilst the Council considers that the 6,300 set out in the revoked RSS will benefit the district economically and address the overwhelming need for affordable housing owing to current market conditions the Council considers that this rate of growth will not be delivered in a 15 year period and so has extended the plan period to 20 years. This means that the locally set annual housing target for the district is 315. The SHMA suggests that in strong market conditions 430 dwellings per annum could be delivered within the district and the average rate of development per annum in the period 2001-2009 has been 430 dwellings. Housing delivery has considerably reduced in the past year and is expected to remain lower than it has been in recent years, therefore it is highly unlikely that 430 dwellings could be delivered per annum throughout the plan period; the Council's target of 315 is more realistic. Further, the target is flexible and so there is the opportunity to deliver increased dwellings subject to demand. Affordable homes and a mix of housing types will be delivered. The Core Strategy will ensure that new dwellings make efficient use of land by directing development to brownfield sites and promoting high density development. However, planning for more than 6,300 homes will inevitably result in more development on greenfield land. The recent housing boom has exhausted the majority of sites within existing settlements and it is expected (according to the Strategic Housing Land Availability Assessment) that only 20% of residential development will take place on brownfield land in the plan period.
	Will the delivery of affordable homes increase?	N/A	++	
	Will it deliver a mix of housing types?	Reflect SHMAA	++	
	Does it make efficient use of land?	25% -	-/+	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	The delivery of new homes will provide employment opportunities in the construction industry and through the provision of services/ facilities to support new housing. Brownfield land will be regenerated, although approximately 80% of development will take place on greenfield land. An increase in population within close proximity to the district's town centres will increase the amount of spending and attract more retailers. A small amount of dwellings will be directed to rural service centres, which will help to sustain rural communities.
	Will it promote regeneration?	N/A	+	
	Will the levels of inward investment increase?	1	n/a	
	Will it contribute to the tourism industry?	N/A	n/a	
	Will it enhance the vitality and viability of town centres?	N/A	+	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>+</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>n/a</b>	This objective is not applicable.
	Will sustainable modes of transport increase?	N/A	<b>n/a</b>	
	Will it promote development of the ports?	0	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>+</b>	Infrastructure and services will be delivered as part of new housing to ensure that new housing does not place pressure on existing services. This policy states that "the Council will promote the early delivery of housing on all allocations but balanced and phased with effective use and provision of infrastructure". Furthermore, one of the core policies refers to the need for services/infrastructure to be delivered as part of residential development.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	n/a	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	Affordable housing will be delivered, which will reduce levels of poverty and exclusion.
	Will it promote social cohesion?	N/A	n/a	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	Phased improvements to building regulations will reduce carbon emissions from housing and from 2016 (five years into the plan period) all new dwellings will be required to be zero carbon. The Core Strategy encourages development to meet a minimum of level 3 of the Code for Sustainable Homes, which will result in the employment of sustainable design and construction techniques. However, in the short term it is uncertain whether this will be achieved owing to the condition of the housing market. As a coastal district parts of the district are at risk of flooding; residential sites must avoid these areas.
	Will sustainable design and construction techniques be employed?	100% by 2010	?	
	Will it minimise the risk of flooding to people and properties?	0	I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	I	An increase in population will result in increased disturbance to environmentally protected sites (there are 4 within the district). This is considered in the appropriate assessment. Owing to the high amount of brownfield development in recent years a large amount of greenfield land will need to be developed to deliver the housing requirements. The SHLAA estimates that 80% of development will take place on greenfield land. Landscape, including historic landscapes, will be affected by the development of greenfield land; however the sensitivity of the landscape affected will depend upon implementation. The effect that development will have on biodiversity and the historic environment will depend upon implementation. This will be considered as part of the SA of the Site Allocations DPD.
	Will environmentally protected sites be protected or enhanced?	No loss	O	
	Will it protect Greenfield	25%	--	

	land?			
	Will landscape quality be maintained?	No loss high value	-/I	
	Will historic assets be protected or enhanced?	N/A	I	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	n/a	Phased improvements to building regulations regarding the energy efficiency of new dwellings will be introduced from 2010 and by 2016 all new dwellings will be zero carbon. Improvements to wastewater infrastructure will be needed to accommodate 6,300 dwellings. Development may need to be phased in certain areas to ensure that improvements have been made, which this policy recognises. SuDS will be required to protect groundwater quality and this is recognised in the Core Strategy.
	Will water quality be maintained or improved?	N/A	+	
	Will it maximise the energy efficiency of development?	100% by 2010	++	
<b>Is there likely to be a significant effect on an International Site?</b>				
Discount options that:		An increase in population will result in increased disturbance to environmentally protected sites (there are 4 within the district). This is considered in the appropriate assessment.		
<ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>				
<b>Is there likely to be an impact, positive or negative, on the equality target groups listed below?</b>				
<ul style="list-style-type: none"> <li>age</li> <li>sexuality</li> <li>faith or belief</li> <li>race</li> <li>ethnicity</li> <li>disability</li> <li>gender</li> </ul>		No		
Action required? Yes/No		No		

### Spatial Strategy Policy 3 – Improving the strategic transport network

Objective	Assessment criteria	Target	Impact	General Evaluation
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1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	<b>n/a</b>	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	<b>n/a</b>	
	Will it deliver a mix of housing types?	Reflect SHMAA	<b>n/a</b>	
	Does it make efficient use of land?	25% -	<b>n/a</b>	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	Upgrading the A133 and A120 will help to secure inward investment.
	Will it promote regeneration?	N/A	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>+</b>	
	Will it contribute to the tourism industry?	N/A	<b>+</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>n/a</b>	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<b>0</b>	There are 14 railway stations in the district and seeking improvements to the railway network will increase the amount of commuters/ visitors using the train. Safeguarding and improving bus services throughout the district and assisting in the delivery of the Tendring Way will also promote sustainable modes of travel. Upgrading the A120, which is required as part of the planning consent for Bathside Bay, and the A120/A133 interchange will help promote the development of the port and associated facilities.
	Will sustainable modes of transport increase?	N/A	<b>+ +</b>	
	Will it promote development of the ports?	0	<b>+ +</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	Upgrades to the A133 and A120 will reduce congestion, which will improve air quality, although there will be a negative impact on air quality if there is a significant increase in journeys on these roads.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>+</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>+</b>	Improvements to the bus and rail services in the district will contribute to improved equality and promote social cohesion by providing those without a car with the opportunity to travel around the district more easily.
	Will it promote social	N/A	<b>+</b>	

	cohesion?			
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>+/-</b>	Promoting sustainable travel (walking, cycling, bus and train) will reduce greenhouse gas emissions from transport. However, upgrades to the A133 and A120 may result in more car journeys.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<b>n/a</b>	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	<b>n/a</b>	
	Will it protect Greenfield land?	25%	<b>n/a</b>	
	Will landscape quality be maintained?	No loss high value	<b>n/a</b>	
	Will historic assets be protected or enhanced?	N/A	<b>n/a</b>	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	<b>n/a</b>	This objective is not applicable.

	Will water quality be maintained or improved?	N/A	n/a	
	Will it maximise the energy efficiency of development?	100% by 2010	n/a	
<b>Is there likely to be a significant effect on an International Site?</b>				
Discount options that:			Yes	
<ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>				
<b>Is there likely to be an impact, positive or negative, on the equality target groups listed below?</b>				
<ul style="list-style-type: none"> <li>age</li> <li>sexuality</li> <li>faith or belief</li> <li>race</li> <li>ethnicity</li> <li>disability</li> <li>gender</li> </ul>			Improving sustainable travel connections will benefit elderly and disabled people who cannot drive.	
Action required? Yes/No			No	

### Spatial Strategy Policy 4 – Settlement Hierarchy

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	
	Does it make efficient	25%	n/a	

	use of land?	-		
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<b>n/a</b>	The settlement hierarchy recognises that a level of growth is necessary in rural areas to sustain and enhance the village.
	Will it promote regeneration?	N/A	<b>n/a</b>	
	Will the levels of inward investment increase?	1	<b>n/a</b>	
	Will it contribute to the tourism industry?	N/A	<b>n/a</b>	
	Will it enhance the vitality and viability of town centres?	N/A	<b>n/a</b>	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<b>++</b>	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<b>n/a</b>	This objective is not applicable.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<b>n/a</b>	
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel?	N/A	<b>++</b>	The settlement hierarchy will reduce the need to travel and promote sustainable modes of travel by directing development to the district's main centres of population. The settlement hierarchy recognises the importance of rural service centres and this will ensure that growth, appropriate to the scale of the village, can take place

international gateways	Will sustainable modes of transport increase?	N/A	<b>++</b>	within the rural areas.
	Will it promote development of the ports?	0	<b>n/a</b>	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<b>n/a</b>	This objective is not applicable.
	Will existing public space be retained and new public space be created?	N/A	<b>n/a</b>	
	Will it reduce actual crime and the fear of crime?	N/A	<b>n/a</b>	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<b>n/a</b>	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<b>0</b>	The settlement hierarchy recognises that some development in rural areas is acceptable. This will help to promote social cohesion by, for example, providing new homes so that young people who have grown up in the village have the opportunity to live there and retaining local services/ facilities through an increase in customers.
	Will it promote social cohesion?	N/A	<b>+</b>	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<b>n/a</b>	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	<b>n/a</b>	
	Will it minimise the risk of flooding to people and properties?	0	<b>n/a</b>	

	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<b>n/a</b>	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<b>n/a</b>	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<b>n/a</b>	This objective is not applicable.
	Will environmentally protected sites be protected or enhanced?	No loss	<b>n/a</b>	
	Will it protect Greenfield land?	25%	<b>n/a</b>	
	Will landscape quality be maintained?	No loss high value	<b>n/a</b>	
	Will historic assets be protected or enhanced?	N/A	<b>n/a</b>	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	<b>n/a</b>	This objective is not applicable.
	Will water quality be maintained or improved?	N/A	<b>n/a</b>	
	Will it maximise the energy efficiency of development?	100% by 2010	<b>n/a</b>	
Is there likely to be a significant effect on an International Site?				
Discount options that:		No effects on international sites are likely as a result of the settlement hierarchy. Development is directed to urban areas and key rural service centres.		
<ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> </ul>				

<ul style="list-style-type: none"> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>	
<p>Is there likely to be an impact, positive or negative, on the equality target groups listed below?</p> <ul style="list-style-type: none"> <li>age</li> <li>sexuality</li> <li>faith or belief</li> <li>race</li> <li>ethnicity</li> <li>disability</li> <li>gender</li> </ul>	Young people in the rural areas will benefit from an increase in housing, which might mean that they can continue to live in the village they grew up in.
Action required? Yes/No	No

### Spatial Strategy Policy 5 - Essential Infrastructure Projects

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	n/a	This objective is not applicable.
	Will the delivery of affordable homes increase?	N/A	n/a	
	Will it deliver a mix of housing types?	Reflect SHMAA	n/a	
	Does it make efficient use of land?	25% -	n/a	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	n/a	Upgrading the roads in the district, particularly the A133 and A120 will help to secure inward investment.
	Will it promote regeneration?	N/A	n/a	
	Will the levels of inward investment increase?	1	+	

	Will it contribute to the tourism industry?	N/A	+	
	Will it enhance the vitality and viability of town centres?	N/A	n/a	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	The delivery of new schools will help to improve levels of educational attainment by ensuring that class sizes do not increase to the detriment of pupils. Road improvements will help improve accessibility.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	n/a	Improvements to the A120 will promote the development of the ports.
	Will sustainable modes of transport increase?	N/A	n/a	
	Will it promote development of the ports?	0	++	
5. Promote wellbeing through community cohesion and social	Will effective social infrastructure and services be provided?	N/A	+	Upgrades to the A133 and A120 will reduce congestion, which will improve air quality, although there will be a negative impact on air quality if there is a significant increase in journeys on these roads. Social infrastructure is planned for.

capital	Will existing public space be retained and new public space be created?	N/A	n/a	
	Will it reduce actual crime and the fear of crime?	N/A	n/a	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	Social infrastructure is planned for.
	Will it promote social cohesion?	N/A	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	n/a	This objective is not applicable.
	Will sustainable design and construction techniques be employed?	100% by 2010	n/a	
	Will it minimise the risk of flooding to people and properties?	0	n/a	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	n/a	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	n/a	
8. Protect and enhance	Will it preserve or	No loss	n/a	This objective is not applicable.

natural and historic environmental assets	enhance biodiversity?			
	Will environmentally protected sites be protected or enhanced?	No loss	<b>n/a</b>	
	Will it protect Greenfield land?	25%	<b>n/a</b>	
	Will landscape quality be maintained?	No loss high value	<b>n/a</b>	
	Will historic assets be protected or enhanced?	N/A	<b>n/a</b>	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	<b>n/a</b>	The policy recognises that improvements to Jaywick STW are needed.
	Will water quality be maintained or improved?	N/A	<b>+</b>	
	Will it maximise the energy efficiency of development?	100% by 2010	<b>n/a</b>	
Is there likely to be a significant effect on an International Site?				
Discount options that: <ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>		An increase in population, which this infrastructure is planned to accommodate, is likely to indirectly affect international sites through increased levels of disturbance.		
EqIA Action required? Yes/No		No		

## Appendix I. Key projects

### Clacton

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	++	Clacton will deliver a high proportion of the homes needed throughout the plan period; 4100 homes will be delivered split between two neighbourhood areas. 3,100 homes will come forward as part of a new neighbourhood, Hartley Meadows Neighbourhood Development, to the north-west of the town. This area scored most favourably, along with the area immediately to the south, as part of the appraisal of the broad areas of search. This area has limited constraints and so development is highly likely to come forward in the early part of the plan period. A further neighbourhood will be developed in east Clacton, which has the potential to deliver around 700 homes and supporting services/ facilities. The Core Strategy identifies that these areas will both need to make provision for an element of residential care for older and disabled residents; the identification of this at an early stage makes it likely that it will be delivered, however more detail, including possible percentages for dwellings built to lifetime homes standards is needed. Affordable housing will be delivered in accordance with the Core Strategy target of 30%. However, as Clacton has the highest demand for affordable housing consideration should be given to increasing the proportion of affordable units. Furthermore, a mix of housing types should be secured; Tendring has a need for small family homes. As the district's largest settlement high density can be expected, which will make efficient use of land. However, the vast majority of new housing development in Clacton will take place on greenfield land.
	Will the delivery of affordable homes increase?	N/A	++	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	
	Does it make efficient use of land?	25% -	++ / --	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	Clacton will deliver a high proportion of job growth with 3,500 new jobs expected during the plan period. Clacton is identified as a priority regeneration area and development here will bring many benefits to the economy. Jaywick is identified as one of the most deprived areas in the country and in the long term is proposed to be promoted as a tourist area (as it was developed for). This will regenerate the area, reduce levels of deprivation and increase the amount of visitors to the area. If left to market forces the likelihood of regeneration in Jaywick would be low owing to the many constraints associated with the area, however the Council is working with a number of organisations to secure public funding for a regeneration programme. Owing to the high level of support given to regeneration in Jaywick it is likely that it will come forward in the plan period. The tourist economy will be enhanced through measures including protecting and enhancing the seafront in accordance with the forthcoming Shoreline Management Plan and increasing the tourist assets within the town. It is highly likely that the tourist economy will be improved as an Area Action Plan (AAP) is being prepared for Clacton, which will include detail on improvements to the tourist economy and importantly detail about implementation. This AAP will significantly increase levels of inward investment within the town and enhance the vitality and viability of the town centre. As part of the AAP the Council are involved in discussions with key stakeholders. The Employment Land Study indicates that it is likely that economic growth in the town centre will deliver the majority of Clacton's new jobs predominantly in the retail and office sectors. The Study also identifies offices as a growth sector over the plan period and if this sector grew as much as the Study predicts additional accommodation outside of the town centre would be required. Whilst the growth of this sector should be supported an out of town business park should not be created at the expense of the town
	Will it promote regeneration?	N/A	++	
	Will the levels of inward investment increase?	1	++	
	Will it contribute to the tourism industry?	N/A	++	
	Will it enhance the vitality and viability of town centres?	N/A	++	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	centre and this business park should not come forward unless it can be demonstrated that there is a lack of space within the town centre for office/ business development and that it would not harm the vitality and viability of the town centre. Whilst the Study concludes that the industrial and warehousing sector is unlikely to grow between 2011 and 2026, in order to maintain a range of employment opportunities, recognising the value jobs in this sector have had to the economy over recent years, the Core Strategy will support the expansion of Oakwood Business Park.
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	The main new neighbourhood centre is close to Brook Park and the proposed new business park, which will provide future residents with good access to a range of employment options. Existing residents in Clacton will have increased opportunities to employment primarily through improvements to the town centre and tourist facilities. The St Johns Relief Road may also ease congestion and speed up access and improvements to the Pickers Ditch Walkway will improve access by sustainable modes of travel. The identification of schools needed to support development will ensure that new pupils can be accommodated.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	++	Pedestrian links will be improved between the seafront and town centre; although owing to the close proximity between these areas there is unlikely to be a reduction in car travel. Completion and extension of the Pickers Ditch Walkway will be brought forward alongside development; this will increase sustainable travel by making walking and cycling a safer and more enjoyable experience. The East Clacton Neighbourhood Development is likely to deliver a second railway station. This would benefit new and existing residents of Clacton, reduce congestion in the town centre by providing an alternative station and benefit future residents at this site and also at the larger site through the provision of the Pickers Ditch walkway linking the areas. However, although the landowner is proposing a railway station in this location it is uncertain whether National Rail will support a new station in this location. Development will need to contribute to improvements to the A133 in the medium term.
	Will sustainable modes of transport increase?	N/A	+ +/ ?	
	Will it promote development of the ports?	0	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	++	The Core Strategy has identified that the Hartley Meadows Neighbourhood Development will need to deliver two primary schools, a health care centre, an ambulance station and two neighbourhood centres and the East Clacton Neighbourhood Development will need to deliver a primary school and neighbourhood centre. The identification of these facilities at such an early stage will very likely ensure that they are delivered as part of housing development. However, the need for facilities should be kept up to date to ensure that development does not create a deficiency in levels of social infrastructure. The Council will work on securing a Country Park between Jaywick and west Clacton and an extension to Brook Park Country Park. New open space will be provided as part of both neighbourhood areas; however there are protected areas of open space within the East Clacton Neighbourhood area. These should be retained unless replaced by equal or improved spaces accessible to the current users. Notwithstanding the current open space provision the minimum levels of open space must be provided as part of development. It is highly likely that if public funding is secured towards
	Will existing public space be retained and new public space be created?	N/A	+ / I	
	Will it reduce actual crime and the fear of crime?	N/A	++	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+ / -	regeneration in Jaywick social infrastructure will be provided, public realm improvements will take place and levels of crime will be reduced. The St John's Relief Road is highly likely to come forward in the early part of the plan period in association with development and this has the potential to reduce levels of congestion within the town centre, which will reduce levels of pollution. However, the development of greenfield land will adversely affect soil quality and the north-west development area has unresolved wastewater capacity issues, although the Core Strategy recognises that the Hartley Meadows neighbourhood will need to contribute to funding improvements to the Jaywick STW.
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	Jaywick is one of the most deprived areas in the country and over time, as the regeneration proposals in Jaywick are implemented, more jobs will be provided in the area, which will reduce the high unemployment levels and possibly result in a service based economy of its own.
	Will it promote social cohesion?	N/A	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	The creation of mixed use, accessible neighbourhoods will reduce greenhouse gas emissions from transport. Phased improvements to building regulations in relation to energy efficiency and the Code for Sustainable Homes will result in more sustainable homes. However, Hartley Meadows, the largest allocations within the Core Strategy, is likely to come forward in the short term and so zero carbon homes are unlikely to be built (the requirement for this comes in in 2016). The promotion of Gunfleet Sands, the offshore windfarm, may indirectly lead to an increased acceptance of wind farms, which may possibly make it easier for renewable energy schemes to come forward throughout the district. A large part of Jaywick lies within flood zone 3a. The Jaywick Strategic Flood Risk Study reports that Jaywick is well defended at present; however the risk of flooding from a breach in the sea wall or overtopping will increase as a result of climate change. UKCP09 (climate projections) forecast that sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). Any development in Jaywick must pass the PPS25 sequential test and exception test. Furthermore, opportunities should be taken to improve the sub-standard residential units in Jaywick with particular emphasis on minimising the effects of flooding. The Flood Study recommends that higher ground such as in parts of Brooklands should be favoured for siting of more vulnerable development such as health facilities and housing. The initial SA appraisal identified an area of flood risk close to the Hartley Meadows neighbourhood; however this has been excluded from the area of search as shown on the map. Completion and extension of the Pickers Ditch Walkway will be brought forward alongside development; this will reduce the risk of flooding by providing an area of sustainable drainage. The Council will work on securing a Country Park between Jaywick and west Clacton and link this to the Pickers Ditch Walkway. Part of the broad area of search for the East Clacton Neighborhood Development is high flood risk; generally the high flood risk area is adjacent to the current settlement boundary of Clacton. Along this same area is a high risk of surface water flooding as evidenced in the SFRA. Development must avoid this flood risk area and if it forms part of the site area it should be developed as open space.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	
	Will it minimise the risk of flooding to people and properties?	0	I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	The seafront forms a key part of Clacton's heritage and this will be protected, including the seafront gardens, which are on the list of registered parks and gardens. Clacton Seafront Conservation Area will be protected and improvements will enhance the character and appearance of the area. There is the potential for Paleolithic

	Will environmentally protected sites be protected or enhanced?	No loss	+	deposits and there are significant groups of crop marks dating from the Bronze Age onwards. The initial appraisal identified an area of ancient woodland close to the Hartley Meadows neighbourhood; however this has been excluded from the broad area as shown on the map. Completion and extension of the Pickers Ditch Walkway will be brought forward alongside development; this will provide a wildlife habitat. Development on the edges of the town will be required to retain and strengthen the countryside gaps separating Clacton and Little Clacton, Clacton and Jaywick and Clacton and Holland-on-Sea. The retention of these green gaps will protect the character of the smaller settlements and landscape character. The strengthening of the gap could include landscape improvements; more detail on this is needed. Development in the East Clacton Neighborhood area could adversely affect Holland Haven Marshes SSSI through increased levels of disturbance. However, the provision of open space and the Pickers Ditch Walkway to link the proposed country park in west Clacton will help to reduce adverse effects. The Landscape Character Assessment states that the contrast between the peaceful unsettled Holland valley system and the urban edge of Clacton should be maintained. The boundary will need to be clearly defined to ensure that a gap between Clacton and Holland-on-Sea remains and landscaping will help to soften the edge of Clacton.
	Will it protect Greenfield land?	25%	--	
	Will landscape quality be maintained?	No loss high value	+ / I	
	Will historic assets be protected or enhanced?	N/A	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	O	The Hartley Meadows Neighbourhood Development will be required to part fund increased capacity at the sewerage treatment works in Jaywick and Clacton in order to accommodate additional growth. The Water Cycle Study (WCS) has identified that the Jaywick Sewage Treatment Works (STW) is operating above consented capacity and there are no plans to apply for an increase in discharge consent. Anglian Water has identified that growth in this area will likely result in flooding from sewers draining to West Road and into a combined sewer outflow. However, the WCS has indicated that St Osyth and Clacton STWs should have capacity to cope with the increase. It should be made clear in the Core Strategy that planning permission will not be granted unless it can be demonstrated that wastewater can be dealt with within the confines of existing consents.
	Will water quality be maintained or improved?	N/A	I	
	Will it maximise the energy efficiency of development?	100% by 2010	+	
<b>Habitats Regulations Assessment</b>				
Is there likely to be a significant effect on an International Site?		<b>General Evaluation</b>		
Discount options that: <ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>		Clacton is not in close proximity to an international site and so it is highly unlikely that development in any of these locations would directly affect the integrity of an international site. However, owing to the increase in population development here would be likely to result in indirect effects to the international sites. These effects will be looked at in detail in the appropriate assessment of the Core Strategy.		
<b>Equality Impact Assessment</b>				
Is there likely to be an impact, positive or negative, on the equality target groups listed below? <ul style="list-style-type: none"> <li>age</li> <li>sexuality</li> <li>faith or belief</li> <li>race</li> <li>ethnicity</li> <li>disability</li> </ul>		No		

• gender	
Action required? Yes/No	No

## Harwich

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	++	Harwich is the second largest town in the district with 16% of the existing housing in the district. Accordingly it will deliver a significant proportion of the dwellings needs throughout the plan period. 1,000 dwellings will be allocated in Harwich, which is 15% of the district requirement. Housing will be distributed to a number of areas within the town and it is highly likely that development will come forward throughout the plan period as the Council recognise that there is the potential for greenfield land unrelated to economic development (urban extensions in west Harwich) to come forward earlier than planned if site constraints hold up the delivery of other sites. Affordable housing will be delivered in accordance with the Core Strategy target of 30%. As the district's second largest settlement high density can be expected, which will make efficient use of land. However, the vast majority of new housing development will take place on greenfield land.
	Will the delivery of affordable homes increase?	N/A	++	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	
	Does it make efficient use of land?	25% -	++ / --	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	Harwich is known as a port town and economic growth in Harwich will largely be related to the Bathside Bay port development. The Bathside Bay scheme includes deep water quayside capable of handling up to four deep sea container vessels along with associated infrastructure. It is anticipated (as set out in the planning application) that Bathside Bay will create around 700 direct jobs and 1,000 secondary jobs. Bathside Bay will bring massive economic benefits for Harwich and indeed the whole of the district. However, whilst planning permission was granted in 2006 work has not commenced and prior to work commencing on the port the A120 must be upgraded and a compensatory habitat to mitigate the adverse environmental impacts of the development must be provided and so the port will not be operational until the later stages of the plan period. There is also a degree of uncertainty over whether the port will become operational within the plan period; if not there would be implications for the spatial strategy and so the Council has stated its intention to review the Core Strategy if expansion of the port does not commence before 2016. Harwich is a priority regeneration area and the proposals contained within the adopted Harwich Master Plan and Dovercourt Regeneration Study will help to regenerate the area, increase investment, make the area more attractive for visitors and revitalise the town centres. It is very likely that these proposals will be delivered, some already have been, as they have been developed in partnership with other organisations and are being progressed by the Council's Regeneration Company.
	Will it promote regeneration?	N/A	++	
	Will the levels of inward investment increase?	1	++	
	Will it contribute to the tourism industry?	N/A	++	
	Will it enhance the vitality and viability of town centres?	N/A	++	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+/l	Essex County Council has stated that provision would need to be made for early years facilities in Harwich as part of development. Some local capacity exists within local primary schools but new schools would still be required. The Harwich School would need to be expanded given the amount of development likely, but this would be tight and may still not quite accommodate demand. The identification of schools needed to support development will ensure that new pupils can be accommodated. Development within Harwich is well related to the existing built up area and so residents will have good access to the employment. Bathside Bay will also bring a mix of jobs to the area; including skilled jobs.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	++	As explained under objective 2 the Core Strategy supports port development at Bathside Bay. Land will be allocated for port related activity in anticipation of the growth that the port will bring. Development is well related to the built up area and so new jobs are likely to be accessible to the majority of the population. The Harwich Linear Park will provide a new green link and will help to encourage sustainable journeys. To maximise the potential for sustainable travel connections between development should be made to the Linear Park wherever possible.
	Will sustainable modes of transport increase?	N/A	++	
	Will it promote development of the ports?	0	++	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	In accordance with relevant policies in the Core Strategy development will deliver services and infrastructure needed to serve the development. However, the Core Strategy does not make reference at this stage to the development that will be needed in Harwich with the exception of road improvements. New open space will be provided as part of development and the Harwich Linear Park will provide open space for all residents. A country park is proposed in the Local Plan within the vicinity of Pond Hall Farm and this should be delivered. Whilst pollution from cars is likely to decrease through an increase in sustainable travel the development of greenfield land will adversely affect soil quality and so the impact on pollution is mixed.
	Will existing public space be retained and new public space be created?	N/A	++	
	Will it reduce actual crime and the fear of crime?	N/A	+	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+ / -	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	Harwich has areas of deprivation and is a priority area for regeneration. Development in the town will provide new services/ facilities/ open space, which will benefit existing residents. Based on the Indices of Deprivation 2007 the proposed development areas scored 4 at the national level of deprivation by ward (5 = most deprived and 1 = least deprived) and 3 at the local level.
	Will it promote social cohesion?	N/A	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	The creation of mixed use, accessible neighbourhoods will reduce greenhouse gas emissions from transport. Residential development is likely to come forward towards the end of the plan period, by which time building regulation improvements in terms of energy efficiency will have been implemented. The Harwich Linear Park will contribute to the districts green infrastructure network. It will be a significant contribution as it covers an area of approximately 50 hectares. It will also encourage walking and cycling as alternatives to the car, which will reduce greenhouse gas emissions from transport. A large part of Harwich is at a high risk of flooding. The Harwich SFRA predicts that in the future existing defences in Harwich could be overtopped by tidal extremes due to rising sea levels. UKCP09 (climate projections) forecast that sea levels will rise by 6.2cm by 2010 and 9.7cm by 2020 (from a 1990 baseline). The SFRA found that the raising of defences and the replacement of flood gates would be an expensive but possible solution and the residual risk of bank breaching will increase in the future despite efforts to raise banks (the difference between the peak tidal level and the ground level will increase). It will be essential that development in flood risk areas passes the PPS25 sequential test and exception test and that the flood risk assessment clearly shows that safe access and egress can be provided. The SFRA warns that in the future safe access and egress is unlikely to be possible and so it is essential that the most vulnerable uses are not located within flood zone 3a. The SFRA recommends lower vulnerability uses at ground level, the provision of refuse areas, improvements to the flood warning system and the creation of emergency response plans.
	Will sustainable design and construction techniques be employed?	100% by 2010	++	
	Will it minimise the risk of flooding to people and properties?	0	--	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	++	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	-- / +	The Bathside Bay development will adversely affect the Stour and Orwell Estuaries SPA/Ramsar site, however at the public inquiry into the proposals it was concluded that the Bathside Bay is needed for imperative reasons of overriding public interest. Accordingly a compensatory habitat is required at Hamford Water, prior to port expansion. The Pond Hall Farm site and old Harwich are close to the Stour and Orwell Estuaries SPA/Ramsar site and proposals could affect this site through increased disturbance. Harwich has a rich maritime heritage and any development has the potential to affect the historic environment. However, the Core Strategy will support the proposals in the Harwich Master Plan. This Master Plan was prepared in 2005 between a number of partners including the Council, EEDA, the Haven Gateway Partnership and Trinity House and adopted as supplementary policy by the Council. Proposals in the Master Plan will protect and enhance the historic environment of Harwich. Dovercourt also has a rich heritage and in 2005 a Regeneration Study was
	Will environmentally protected sites be protected or enhanced?	No loss	--	
	Will it protect Greenfield	25%	--	

	land?			<p>commissioned by the Council, which identifies measures to enhance Dovercourt Town Centre. Some of these measures have been completed and it is likely that over the plan period the remainder of the proposals will be carried out. Whilst the marina proposed in the Harwich Master Plan is not within the Stour and Orwell Estuaries SPA/ Ramsar site it could affect this site in terms of increased pollution and erosion from boats. Whilst the principle of a marina has already been accepted by the Council it will be essential that if a planning application for the marina comes forward it clearly demonstrates, to the satisfaction of the Council and Natural England, that there will be no adverse impacts on the integrity of the SPA/Ramsar. The Haven Gateway Green Infrastructure Study identifies the opportunity for the creation of a Harwich Linear Park along Ramsey Creek between Ramsey and Parkeston. Funding has been secured from the Haven Gateway Partnership and so it is highly likely that this scheme will go ahead. The Linear Park will create a wetland wildlife habitat, which will relieve pressure from visitor disturbance to the international sites in the district and improve access to the countryside. Pond Hall Farm and the west Harwich urban extensions are included within the coastal protection belt as defined in the Local Plan, although the area around the Pond Hall Farm Local Plan employment designation has been removed from the coastal protection belt. Part of these areas are also designated in the Local Plan as green gaps. Ramsay Ray Local Wildlife Site is located to the north of the broad area of Pond Hall Farm, although this is unlikely to be significantly affected. The west Harwich urban extensions are likely to have an impact on the landscape; the Oakley ridge forms a prominent landform and skyline. West Harwich and Pond Hall Farm are both wide flat open landscapes of former coastal and freshwater marshes that were drained in the nineteenth century and have high potential for palaeoenvironmental deposits.</p>
	Will landscape quality be maintained?	No loss high value	+ / I	
	Will historic assets be protected or enhanced?	N/A	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	O	<p>Wastewater from all sites will be sent to the Harwich and Dovercourt STW. The scale of growth planned in Harwich would raise the discharge well over the current consent DWF. However, AWS state that only one of the two aeration lanes is online so there is capacity for another 50% of secondary treatment. Furthermore the Phase One Infrastructure Study comments that as the majority of growth in Harwich will come forward towards the later stages of the plan period necessary upgrades/ increases in consent can be implemented without holding up development.</p>
	Will water quality be maintained or improved?	N/A	+	
	Will it maximise the energy efficiency of development?	100% by 2010	++	
<b>Habitats Regulations Assessment</b>				
Is there likely to be a significant effect on an International Site?		<b>General Evaluation</b>		
<p>Discount options that:</p> <ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>		<p>Harwich is bounded to the north by the Stour and Orwell Estuaries SPA/ Ramsar site and to the east by Hamford Water SPA/ Ramsar site. Development in Harwich could adversely affect these sites through increased disturbance. However, the Harwich Linear Park will relieve pressure on these sites. This will be more accessible to the majority of residents in Harwich. The Bathside Bay development will adversely affect the Stour and Orwell Estuaries SPA/Ramsar site, however at the public inquiry into the proposals it was concluded that the Bathside Bay is needed for imperative reasons of overriding public interest. Accordingly a compensatory habitat is required at Hamford Water, prior to port expansion. The Harwich Master Plan includes a marina and whilst this is not within the Stour and Orwell Estuaries SPA/ Ramsar site it could affect this site in terms of increased pollution and erosion. Whilst the principle of a marina has already been accepted by the Council it will be essential that if a planning application for the marina comes forward it clearly demonstrates, to the satisfaction of the Council and Natural England, that there will be no adverse impacts on the integrity of the SPA/Ramsar.</p>		

## Frinton and Walton

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	++	Frinton and Walton will deliver approximately 900 dwellings. Affordable housing will be delivered in accordance with the Core Strategy target of 30%. Whilst a large greenfield site will be needed to deliver this level of growth there are a number of regeneration sites within the town, as identified in the Walton Regeneration Framework. The Core Strategy acknowledges that the urban extension should deliver residential care for older and disabled residents; identifying this need at an early stage makes it likely that this mix of housing will come forward. Housing can come forward throughout the plan period; the Council has identified that the urban extension can come forward in the short term. Regeneration sites may not come forward until the medium-long term subject to site constraints.
	Will the delivery of affordable homes increase?	N/A	++	
	Will it deliver a mix of housing types?	Reflect SHMAA	++	
	Does it make efficient use of land?	25% -	+ / -	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	++	Frinton and Walton will deliver approximately 500 new jobs. Walton is in need of economic and physical regeneration; it was identified in the Local Plan and county Structure Plan as a regeneration area. The Council's Regeneration Company, IN-Tend, have produced a Walton Regeneration Framework, which focuses on the delivery of key regeneration projects within the town. It includes a 10 year action plan and it is highly likely that regeneration proposals will be progressed. Walton is a traditional seaside town and regeneration proposals will be, in part, focused on the tourist economy and the desire to make the tourist offer year round rather than seasonal. The key objectives of the regeneration framework are: building a strong year round economy, creating a unique destination which maximises the environmental and heritage assets, making Walton a place where people will choose to live, and ensuring a sustainable future for Walton. The regeneration framework identifies the Martello Caravan Park as suitable for a mixed use development. As this site is currently in use for tourism purposes it is important that the mix of uses includes an element of tourism use. The framework considers that holiday lodges could come forward on the site and depending on the amount of lodges tourism spend is likely to be £1.12 million - £2.68 million per annum. Frinton town centre (Connaught Avenue) performs well, however the vitality and viability of the town centre is likely to increase as a result of the implementation of public realm improvements as set out in the Frinton Conservation Area Management Plan. Support will also be given to the extension of the Kirby Cross Trading Estate; this will ensure that a diverse supply of new jobs is delivered in Frinton/Walton throughout the plan period.
	Will it promote regeneration?	N/A	++	
	Will the levels of inward investment increase?	1	++	
	Will it contribute to the tourism industry?	N/A	+ +/I	
	Will it enhance the vitality and viability of town centres?	N/A	++	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+/l	Kirby Primary School could accommodate students from approximately 250 new dwellings, however significantly more dwellings than this are planned for. Essex County Council has advised that if more dwellings are built the only solution would be either to secure some adjoining land or move the school to a larger site. There is a lack of out of school provision, which should be addressed. Whilst the Core Strategy supports a range of jobs by supporting the expansion of the Kirby Trading Estate, the tourist economy and the town centres, there is a lack of professional and managerial jobs in the town.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	++	The urban extension is well located; close to schools, services and The Triangle Shopping Centre. Sustainable travel in this location will be a genuine option and as part of development linkages to existing areas should be considered. Supporting the Walton regeneration proposals will bring forward development sites in accessible locations, thus reducing the need to travel.
	Will sustainable modes of transport increase?	N/A	++	
	Will it promote development of the ports?	0	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	In accordance with relevant policies in the Core Strategy development will deliver services and infrastructure needed to serve the development. There are pockets of public open space within the broad area of search for the urban extension, which could come under pressure for development. Protected open space should remain protected and connections should be made to the new areas of open space, which will be required as part of development. There is currently a proposal for a 8,500 patient health centre in Frinton, which if developed will provide residents, both new and existing, with good access to health care. Congestion on the A133 causes pollution and this is likely to reduce towards the later stages of the plan period as improvements to the A133 are made.
	Will existing public space be retained and new public space be created?	N/A	++	
	Will it reduce actual crime and the fear of crime?	N/A	+	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	There is currently a proposal for a 8,500 patient health centre in Frinton, which if developed will contribute to health equality. New services/ facilities/ open space will benefit existing residents and may help to reduce deprivation. Based on the Indices of Deprivation 2007 the ward adjacent to the urban extension scored 3 at the national level of deprivation by ward (5 = most deprived and 1 = least deprived). At the local level Walton scored 3 and Frinton and Holland and Kirby scored 1. Regeneration proposals in Walton will help to tackle levels of deprivation and promote social cohesion and income equality.
	Will it promote social cohesion?	N/A	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	The creation of mixed use, accessible neighbourhoods will reduce greenhouse gas emissions from transport and staged improvements to building regulations will deliver more energy efficient dwellings. However, the urban extension is proposed to come forward in the short term, before homes are required to be zero carbon. The SFRA (March 2009) reports that Walton is at risk of tidal flooding from the North Sea and the coastal frontage is protected against a 1 in 200 year flood. The west side of Walton is open to Hamford Water and only protected by earth banks. Regeneration sites in Walton may include areas of flood risk; sites within areas of flood risk must pass the PPS25 sequential test and exception test. Development in flood risk areas will need to demonstrate that it reduces flood risk overall and does not increase the risk of flooding elsewhere. The Environment Agency has advised that the raising of land may be possible as a means of flood defence, however this is very expensive. The SA of the Site Allocations DPD will consider flood risk issues in more detail at the site specific level. Green infrastructure will be delivered as part of the urban extension; this should connect to existing open spaces/ cycle paths etc.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	
	Will it minimise the risk of flooding to people and properties?	0	I	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	?/I	The Avenues in Frinton has a unique and special character and development will avoid this area. Frinton Conservation Area will be enhanced as a result of the Conservation Area Management Plan. Walton is a Victorian seaside town and the regeneration proposals will have regard to its heritage. The urban extension is designated in the Local Plan as a local green gap and the Landscape Character Assessment (LCA) sets out the importance of maintaining the strategic gaps between settlements in these locations. The LCA states that positive landscape management should form part of any development in this area and explains that the area to the north of the urban extension should be maintained as a rural landscape forming an important setting to Hamford Water. Walton is an environmentally sensitive area; Hamford Water is located to the west and this is notified as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. Whilst the urban extension is some distance from the sites and so unlikely to directly affect them an increase in
	Will environmentally protected sites be protected or enhanced?	No loss	?/I	
	Will it protect Greenfield	25%	-	

	land?			population within the town will increase visitor disturbance to these sites. This will be considered as part of the appropriate assessment. Whilst many of the regeneration sites are likely to be within the built up area it is likely that proposals will come forward for Walton Mere, which is adjacent Hamford Water SSSI. The site itself contains a saltmarsh habitat; dominated by common cord grass and providing shelter to roosting and resting coastal wildfowl and waders. This area would be a natural extension to the SSSI; however, it is subject to too much disturbance to qualify. If this site comes forward for development habitat enhancement measures should be included. The urban extension has good potential for archaeological deposits and is sensitive to change.
	Will landscape quality be maintained?	No loss high value	I	
	Will historic assets be protected or enhanced?	N/A	++	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	+	A significant amount of development in Frinton/Walton will take place on brownfield sites. The Water Cycle Study states that Frinton and Walton STW has sufficient headroom to cope with projected growth. However, the Phase One Infrastructure Study has identified that sewers will need to be upgraded.
	Will water quality be maintained or improved?	N/A	+/I	
	Will it maximise the energy efficiency of development?	100% by 2010	+	
<b>Habitats Regulations Assessment</b>				
Is there likely to be a significant effect on an International Site?		<b>General Evaluation</b>		
Discount options that: <ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>		Whilst the urban extension is some distance from the sites and so unlikely to directly affect them an increase in population within the town will increase visitor disturbance to these sites. This will be considered as part of the appropriate assessment. Development of Walton Mere could affect the integrity of Hamford Water SPA.		
<b>Equality Impact Assessment</b>				
Is there likely to be an impact, positive or negative, on the equality target groups listed below? <ul style="list-style-type: none"> <li>age</li> <li>sexuality</li> <li>faith or belief</li> <li>race</li> <li>ethnicity</li> <li>disability</li> <li>gender</li> </ul>		No		
Action required? Yes/No		No		

## Brightlingsea

Objective	Assessment criteria	Target	Impact	General Evaluation
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1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	Brightlingsea will deliver approximately 180 dwellings. Half of these will involve committed development at the waterfront and half will be delivered as an urban extension to the east of the town. Affordable housing will be delivered in accordance with the Core Strategy target of 30%. There is a need for affordable housing and family homes in the town.
	Will the delivery of affordable homes increase?	N/A	+	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	
	Does it make efficient use of land?	25% -	+/-	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	A small amount of jobs will be created in association with the new housing. The urban extension will increase spending in local shops and pubs etc; enhancing the vitality and viability of the town centre. A small extension to Morses Lane Industrial Estate will also be supported.
	Will it promote regeneration?	N/A	0	
	Will the levels of inward investment increase?	1	0	
	Will it contribute to the tourism industry?	N/A	0	
	Will it enhance the vitality and viability of town centres?	N/A	+	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	

3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+	This level of development can be accommodated within existing primary and secondary schools, however at least one of the temporary classrooms at the infants school would need to be replaced with a permanent building. Whilst there are employment opportunities within Brightlingsea, and the Core Strategy supports the expansion of the Morses Lane Industrial Estate, a large proportion of residents are likely to travel outside the town for work. Access is poor with one road into/out of the town and public transport is poor.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+ / -	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	-	Brightlingsea is a small town with a range of services/ facilities, however many residents travel out of the town for employment and other services/ facilities. There is one road into the town, which is already congested, particularly in summer months. The town is poorly served by public transport.
	Will sustainable modes of transport increase?	N/A	-	
	Will it promote development of the ports?	0	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+ / ?	The Core Strategy recognises that this urban extension will need to deliver open spaces and contribute towards education provision. Environmental factors directly affect people's perception of crime and a well designed area will reduce the fear and incidence of crime. The Phase One Infrastructure Study identifies that health facilities are at capacity. The Core Strategy states that provision will be made for a small ambulance station within the urban extension. Pollution will increase as new dwellings will increase the amount of people travelling out of the town. There are also water quality issues from a lack of capacity at the sewage treatment works.
	Will existing public space be retained and new public space be created?	N/A	+	
	Will it reduce actual crime and the fear of crime?	N/A	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	--	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	Based on the Indices of Deprivation 2007 the east urban extension scored 3 at the national level of deprivation by ward (5 = most deprived and 1 = least deprived) and 2 at the local level. The urban extension is well connected to the existing settlement, ensuring cohesion with existing residents.
	Will it promote social	N/A	+	

	cohesion?			
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	-	The SFRA states that Brightlingsea waterfront has no flood protection and that development in this area would require additional defenses. However, whilst the Core Strategy makes reference to this development it is already committed. The urban extension is phased to come forward during the early stages of the plan period (2011 – 2016) and so the majority of dwellings are likely to comply with levels 3 and 4 of the code for sustainable homes.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	
	Will it minimise the risk of flooding to people and properties?	0	--	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	0	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	-- / I	The waterfront site is adjacent to the Colne Estuary SPA/ Ramsar site and Essex Estuaries SAC, however this site is already largely complete. This designation was considered in the appropriate assessment of the Local Plan, which identified threats from coastal squeeze and disturbance. As a preventative measure the Council agreed to undertake a monitoring programme of visitors to sites. The Council has produced a methodology and are trying to progress this with Natural England and neighbouring authorities. Brightlingsea is surrounded by the coastal protection belt designation and so development of the urban extension will result in the loss of part of this designated area.
	Will environmentally protected sites be protected or enhanced?	No loss	-- / I	
	Will it protect Greenfield land?	25%	--	
	Will landscape quality be maintained?	No loss high value	-	
	Will historic assets be protected or enhanced?	N/A	0	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	0	Brightlingsea STW already operates within 20% of the consented limit and new development is likely to exceed consented limits by 2011/2.

	Will water quality be maintained or improved?	N/A	-	
	Will it maximise the energy efficiency of development?	100% by 2010	+	
<b>Habitats Regulations Assessment</b>				
Is there likely to be a significant effect on an International Site?		<b>General Evaluation</b>		
Discount options that: <ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>		The waterfront site is adjacent to the Colne Estuary SPA/ Ramsar site and Essex Estuaries SAC; however this site is already largely complete. This designation was considered in the appropriate assessment of the Local Plan, which identified threats from coastal squeeze and disturbance. As a preventative measure the Council agreed to undertake a monitoring programme of visitors to sites. The Council has produced a methodology and are trying to progress this with Natural England.		
<b>Equality Impact Assessment</b>				
Is there likely to be an impact, positive or negative, on the equality target groups listed below? <ul style="list-style-type: none"> <li>age</li> <li>sexuality</li> <li>faith or belief</li> <li>race</li> <li>ethnicity</li> <li>disability</li> <li>gender</li> </ul>		No		
Action required? Yes/No		No		

## Manningtree and Lawford

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	Manningtree and Lawford will deliver approximately 200 dwellings. Affordable housing will be delivered in accordance with the Core Strategy target of 30%. Owing to the character of the area around the proposed urban extension a wide mix of dwelling types is unlikely to be delivered. Housing will be delivered on greenfield land and will not be of high density owing to the character of the area.
	Will the delivery of affordable homes increase?	N/A	+	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	
	Does it make efficient	25%	--	

	use of land?	-		
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	○	A small amount of jobs will be created and these will largely be associated with the housing and expanded town centre. The urban extension is close to Manningtree Town Centre and new development will increase spending in local shops and pubs etc; enhancing the vitality and viability of the town centre.
	Will it promote regeneration?	N/A	○	
	Will the levels of inward investment increase?	1	○	
	Will it contribute to the tourism industry?	N/A	○	
	Will it enhance the vitality and viability of town centres?	N/A	+	
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	n/a	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	?/+	There is limited capacity in local primary schools and so discussions with the School Service must continue to ensure that levels of growth can be accommodated within existing schools as 200 dwellings would not be enough to generate the need for a new primary school. Manningtree High School could accommodate the pupils from this level of development. The urban extension is close to the school and so new pupils will be able to walk/cycle to school and as part of this development adjacent land could be allocated for the school to expand. Lawford, Manningtree and Mistley has a number of employment opportunities and so all options would provide future residents with access to work within the settlement. Additionally the site is close to Manningtree train station and so future residents will be provided with good access to work in Colchester, Ipswich, London, etc.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	++	
4. Minimise transport growth whilst capturing the economic benefits of	Will it reduce the need to travel?	N/A	+	Lawford, Manningtree and Mistley has a range of services and job opportunities and so future residents will find that they do not have to travel outside of the settlement to meet all of their needs. Dale Hall is well integrated into the existing settlement and is close to existing facilities, making sustainable travel a more

international gateways	Will sustainable modes of transport increase?	N/A	+	realistic option.
	Will it promote development of the ports?	0	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	The Core Strategy recognises that this urban extension will need to deliver open spaces and contribute towards education provision. Environmental factors directly affect people's perception of crime and a well designed area will reduce the fear and incidence of crime. As explained in the general evaluation for SA objective 4 the urban extension will reduce the need to travel as it is adjacent to the existing settlement boundary and so air pollution should not be a significant issue. Development will be served by the Manningtree sewage treatment works (STW), which currently experiences dry weather flows (DWF) of 1,691 m <sup>3</sup> /d and a consented DWF of 2,729 m <sup>3</sup> /d. The Water Cycle Study reports that this STW will remain 20% above consented DWF. The area is within a source protection zone and so it will be important to carefully consider the correct use of SuDS to ensure that groundwater is not polluted. However, the wastewater and water supply infrastructure may need upgrading over the plan period.
	Will existing public space be retained and new public space be created?	N/A	++	
	Will it reduce actual crime and the fear of crime?	N/A	+	
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	+	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	The urban extension is well connected to the existing settlement, ensuring cohesion with existing residents.
	Will it promote social cohesion?	N/A	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	Future residents will be provided with a range of services and job opportunities within Lawford, Manningtree and Mistley and so greenhouse gas emissions from transport will not significantly increase. The site is phased to come forward during the early stages of the plan period (2011 – 2016) and so the majority of dwellings are likely to comply with levels 3 and 4 of the code for sustainable homes (25% and 44% reduction in carbon emissions from 2006 building regulations). The site is not at risk of flooding and the Core Strategy recognises that SuDS will be required, which will ensure that the risk of flooding is not increased. Combined infiltration and attenuation are appropriate in this area according to the SFRA. Furthermore, these areas would not be affected in the instance of a breach at Manningtree.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	
	Will it minimise the risk of flooding to people and properties?	0	+	

	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	○	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+	Sites around the urban extension are ploughed but not farmed and so are unlikely to have high biodiversity value. Development is also unlikely to directly affect an environmentally protected site. Whilst the Historic Environment Characterisation reports that the urban extension has limited sensitivity to change the area contains linear cropmarks and is likely to preserve archaeological deposits. The Dedham Vale AONB is located to the west of the area but is unlikely to be affected by development as there is existing development in the area and Cox's Hill separates the extension from the AONB.
	Will environmentally protected sites be protected or enhanced?	No loss	+	
	Will it protect Greenfield land?	25%	--	
	Will landscape quality be maintained?	No loss high value	+	
	Will historic assets be protected or enhanced?	N/A	+	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	○	Manningtree STW has headroom and could cope with an increase in wastewater without affecting the current discharge consent. Most of Manningtree and Mistley is classified as a Source Protection Zone and it will be important that development includes SuDS to minimise groundwater pollution. As explained under SA objective 7 energy efficiency measures will be incorporated into development as part of the code for sustainable homes.
	Will water quality be maintained or improved?	N/A	+	
	Will it maximise the energy efficiency of development?	100% by 2010	+	
<b>Habitats Regulations Assessment</b>				
Is there likely to be a significant effect on an International Site?		<b>General Evaluation</b>		
Discount options that: <ul style="list-style-type: none"> <li>Will not lead to the development of land.</li> <li>Actively seek to prevent impacts on International Sites or the</li> </ul>		Whilst the urban extension is some distance from the international sites in the district and so unlikely to directly affect them an increase in population within the town will increase visitor disturbance to these sites. This will be considered as part of the appropriate assessment.		

wider environment. • Intend to improve the natural or built environment but which do not specify levels of development.	
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## Rural service centres

Objective	Assessment criteria	Target	Impact	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	+	Alresford will deliver up to 40 dwellings, Elmstead Market will deliver up to 20 dwellings, Little Clacton will deliver up to 40 dwellings, Mistley will deliver up to 20 dwellings, Thorpe le Soken will deliver up to 40 dwellings and Weeley will deliver up to 40 dwellings. Residential development in these locations will help to address local housing needs, including affordable housing. Owing to the village setting high density will not be achieved and development will involve greenfield land.
	Will the delivery of affordable homes increase?	N/A	+	
	Will it deliver a mix of housing types?	Reflect SHMAA	+	
	Does it make efficient use of land?	25% -	--	
2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	+	Business units will be delivered as part of housing development in Alresford and Weeley, which will increase the amount of jobs in these villages. Both villages are served by rail services to Colchester. Planning permission has recently been granted for business units in Elmstead Market. Expansion of the Plough Road Industrial Estate in Great Bentley will be supported in principle, which will increase the amount of jobs in the rural area. Small scale residential and employment development in villages will help to sustain and enhance rural communities.
	Will it promote regeneration?	N/A	○	
	Will the levels of inward investment increase?	1	○	
	Will it contribute to the tourism industry?	N/A	○	
	Will it enhance the vitality and viability of town centres?	N/A	○	

	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	++	
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	+ / ?	The level of development in Alresford can be accommodated within existing primary and secondary schools. However, contributions towards transport to the nearest secondary schools (Colne Community School) will need to be met by the developer. There is no capacity within the primary school at Elmstead Market. There is limited capacity within primary schools in Mistley. Development in Thorpe will be served by the Rolph CE Primary School, there is not capacity within schools of walking distance. Capacity at Little Clacton and Weeley is uncertain. The provision of employment land in villages (Great Bentley, Alresford, Elmstead Market and Weeley) will provide rural residents in and within the vicinity of these villages with good access to employment opportunities.
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	+	
4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	0	The impact on the need to travel is neutral; as a village residents will need to travel elsewhere for work and other services/ facilities and shops, however new employment opportunities will be delivered which may reduce the need for existing residents to travel. Alresford, Mistley, Thorpe le Soken and Weeley are well served by rail services to Colchester. Enhancements to Thorpe le Soken railway station are proposed, which includes improved pedestrian and cycle access to the village centre. However, proposals for Thorpe Maltings and station have been ongoing for many years and so it is uncertain whether these will be implemented within the plan period.
	Will sustainable modes of transport increase?	N/A	0	
	Will it promote development of the ports?	0	n/a	
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	+	The Core Strategy requires development to provide open spaces and contribute towards education provision and ensure high quality design. Environmental factors directly affect people's perception of crime and a well designed area will reduce the fear and incidence of crime. A car park is needed in St Osyth and as the Core Strategy offers support for this it is likely that it will be delivered in the plan period.
	Will existing public space be retained and new public space be created?	N/A	++	
	Will it reduce actual crime and the fear of crime?	N/A	+	

	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	0	
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	+	New small scale housing in villages will help young people stay in the village they have grown up in. The Council will work with the relevant Parish Council's to ensure that the most sustainable sites are delivered, which will help to promote social cohesion.
	Will it promote social cohesion?	N/A	+	
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	+	Phased improvements to building regulations will be introduced from 2010, which will result in more energy efficient dwellings. Providing that SuDS are delivered the risk of flooding will not increase. Green infrastructure will be provided in Alresford, Elmstead Market, Little Clacton, Thorpe le Soken and Weeley to improve access to the countryside, which will benefit people and wildlife. As the requirement for green infrastructure is set out in the Core Strategy it is likely that it will be secured as part of development. Development in Little Clacton must avoid the flood risk area to the west of the village.
	Will sustainable design and construction techniques be employed?	100% by 2010	+	
	Will it minimise the risk of flooding to people and properties?	0	+/-	
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	+	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	+	
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	+/-	Green infrastructure and SuDS will be provided, which will preserve and enhance biodiversity. These villages are some distance from the international sites in the district and are highly unlikely to directly affect them. Greenfield land will be lost and the site selection process will need to ensure that high quality landscape is not lost. The south of Alresford lies within the coastal protection belt and development should not take place in this area. A Roman villa is known from the south of Alresford adjacent the creek and there is evidence of medieval activity around Alresford. Development must ensure that archaeological deposits are not adversely affected. Only limited archaeological work has been done around Elmstead Market, but deposits of prehistoric date have been discovered. Settlement separation between Clacton and Little Clacton must be retained and development should not take place within the Local Plan green gap. The Little Clacton historic zone is drained by Picker's Ditch and the Holland Brook, the latter forms the eastern boundary of the zone. This zone has the
	Will environmentally protected sites be protected or enhanced?	No loss	+	
	Will it protect Greenfield	25%	--	

	land?			potential for Palaeolithic deposits and there are also significant groups of cropmarks dating from the Bronze Age onwards. Development in Mistley will need to protect the historic character of the area and nature conservation interests. Development in Thorpe le Soken will need to protect the character of the conservation area. The cropmark and excavation evidence from the Weeley zone attests to a long history of occupation, including Bronze Age sites and medieval dispersed settlement.
	Will landscape quality be maintained?	No loss high value	I	
	Will historic assets be protected or enhanced?	N/A	+/I	
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	O	Elmstead Market and Alresford are served by Thorrington STW. This is a comparatively new bio bubble STW. The STW should be able to accommodate wastewater from the level of development proposed, however sewers are needed. The Phase One Infrastructure Study states that Thorpe le Soken is served by Clacton STW, which has capacity to accommodate the level of growth proposed. Mistley is served by the Manningtree STW and this may require infrastructure upgrades within the plan period. The Water Cycle Study contains no data for the Thorpe le Soken STW, however it notes that given the small amount of development there should not be a problem.
	Will water quality be maintained or improved?	N/A	I/?	
	Will it maximise the energy efficiency of development?	100% by 2010	+	
<b>Habitats Regulations Assessment</b>				
Is there likely to be a significant effect on an International Site?		<b>General Evaluation</b>		
Discount options that: <ul style="list-style-type: none"> <li>• Will not lead to the development of land.</li> <li>• Actively seek to prevent impacts on International Sites or the wider environment.</li> <li>• Intend to improve the natural or built environment but which do not specify levels of development.</li> </ul>		These villages are some distance from the international sites in the district and are unlikely to directly affect them.		
<b>Equality Impact Assessment</b>				
Is there likely to be an impact, positive or negative, on the equality target groups listed below? <ul style="list-style-type: none"> <li>• age</li> <li>• sexuality</li> <li>• faith or belief</li> <li>• race</li> <li>• ethnicity</li> <li>• disability</li> <li>• gender</li> </ul>		No		
Action required? Yes/No		No		

## Appendix J. Cumulative appraisal

Objective	Assessment criteria	Target	General Evaluation
1. Provide decent and affordable homes for all	Will it provide the homes needed to support the growing population?	315	<p><b>Likelihood/ certainty</b> It is highly likely that 6,300 dwellings will be provided in the plan period.</p> <p><b>Geographical area</b> Dwellings will be located throughout the district; broadly in proportion with the size of the districts settlements. 4,100 will be delivered in Clacton, 1,000 in Harwich, 900 in Frinton/Walton, 200 in Lawford and Manningtree and 180 in Brightlingsea.</p> <p><b>Temporary/ permanent</b> The impact of new dwellings will be permanent and as the population increases the need for housing will also increase and so housing supply will need to be monitored.</p> <p><b>Timing</b> Dwellings will be delivered throughout the plan period and the Core Strategy sets out a 5 year, 10 year and 15 year housing supply.</p>
	Will the delivery of affordable homes increase?	N/A	<p><b>Likelihood/ certainty</b> It is certain that in the majority of cases affordable housing will be delivered as part of major development. However, the percentage set in the Core Strategy is 30% and the SHMA indicated that the Council would be justified to seek 40% affordable housing owing to the overwhelming need for affordable housing. The framework is provided for rural exception schemes to come forward, however the baseline data shows that in 2007/8 no rural exception schemes came forward in the district.</p> <p><b>Geographical area</b> Major development is more likely in the five main settlements; development in the villages is unlikely to be above 10 dwellings and so unlikely to provide affordable housing as a percentage of new development. However, rural exception schemes are more likely to come forward on the edge of villages rather than towns.</p> <p><b>Temporary/ permanent</b> The impact of new dwellings will be permanent and as the population increases the need for housing will also increase.</p> <p><b>Timing</b> Dwellings will be delivered throughout the plan period and the Core Strategy sets out a 5 year, 10 year and 15 year housing supply.</p>
	Will it deliver a mix of housing types?	Reflect SHMAA	<p><b>Likelihood/ certainty</b> It is highly likely that a mix of housing types will be provided; although no standards are set out in the Core Strategy. It is likely that gypsy sites and specialist accommodation will also be provided.</p> <p><b>Geographical area</b> Whilst a mix of dwellings will be delivered on all major sites; sites in smaller settlements are less likely to deliver a wide mix of housing owing to the demand in these areas and need for development to be compatible with the area.</p> <p><b>Temporary/ permanent</b></p>

			<p>There is a need for smaller dwellings and even if these are built householders can add extensions, increasing the size of the house.</p> <p><b>Timing</b> Dwellings will be delivered throughout the plan period and the Core Strategy sets out a 5 year, 10 year and 15 year housing supply.</p>
	Does it make efficient use of land?	25%	<p><b>Likelihood/ certainty</b> It is certain that 60% of new dwellings will not be delivered on previously development land. The Strategic Housing Land Availability Assessment advises that only 20% of new dwellings are likely to be provided on previously developed land. It is highly likely that high density will be achieved; in 2007/8 only 17% of dwellings were built at less than 30 dwellings per hectare. Site specific density levels will be set in the Site Allocations DPD.</p> <p><b>Geographical area</b> High density is unlikely to be delivered in the district's villages as it is more important for development to be compatible with the scale and character of the area.</p> <p><b>Temporary/ permanent</b> The loss of greenfield land is permanent.</p> <p><b>Timing</b> Development should be phased in the Site Allocations DPD so that greenfield development comes forward after previously developed sites.</p>
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2. Harness the district's economic strengths	Are employment opportunities accessible to centres of population?	N/A	<p><b>Likelihood/ certainty</b> It is highly likely that employment opportunities will be accessible to centres of population. Employment (and housing) are directed to the five largest settlements; with the majority of employment likely to occur in Harwich and Clacton. 7,000 full time equivalent jobs are expected to be created over the plan period.</p> <p><b>Geographical area</b> New jobs will be located throughout the district; broadly in proportion with the size of the districts settlements. Harwich will deliver a large proportion of new jobs owing to the Bathside Bay development.</p> <p><b>Temporary/ permanent</b> Jobs created are often not permanent and so there is a need for diversity and flexibility to ensure that a mix of jobs and a good amount of jobs is provided.</p> <p><b>Timing</b> Jobs will be created throughout the plan period in association with new housing. A large proportion of jobs are related to Bathside Bay and so will be created in the long term.</p>
	Will it promote regeneration?	N/A	<p><b>Likelihood/ certainty</b> It is highly likely that regeneration will occur. Eight regeneration areas have been identified in five settlements and various strategies have been/ are being produced to promote regeneration (e.g. Harwich Master Plan, Walton Regeneration Framework, Clacton Area Action Plan).</p> <p><b>Geographical area</b></p>

			<p>The regeneration areas are located within Clacton, Harwich, Walton, Mistley and Brightlingsea.</p> <p><b>Temporary/ permanent</b> Impacts from regeneration initiatives are likely to be permanent.</p> <p><b>Timing</b> As strategies for all regeneration areas either have or are being prepared positive impacts will occur in the short term.</p>
Will the levels of inward investment increase?	1		<p><b>Likelihood/ certainty</b> The creation of new jobs associated with new housing, regeneration, safeguarding of employment land and Bathside Bay will all increase levels of investment.</p> <p><b>Geographical area</b> District wide; although directed to the largest settlements.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Over the plan period. Bathside Bay will likely be long term.</p>
Will it contribute to the tourism industry?	N/A		<p><b>Likelihood/ certainty</b> It is highly likely that the tourist industry will improve. Clacton seafront and Walton are regeneration areas and these are two of the main tourist areas within the district. Furthermore, the re-use of rural buildings for tourist purposes and visitor attractions within the Dedham Vale AONB are supported.</p> <p><b>Geographical area</b> Largely the coastal towns.</p> <p><b>Temporary/ permanent</b> Impacts may only be temporary (seasonal).</p> <p><b>Timing</b> Over the plan period.</p>
Will it enhance the vitality and viability of town centres?	N/A		<p><b>Likelihood/ certainty</b> It is highly likely that the vitality and viability of the town centres will be enhanced; particularly Clacton Town Centre. The Employment Land Study predicts that the majority of Clacton's job growth will be economic growth of the town centre and an Area Action Plan is currently being prepared for Clacton Town Centre. Frinton Town Centre will be improved as a result of public realm improvements identified in the Conservation Area Management Plan. A Regeneration Statement has been prepared for Dovercourt Town Centre.</p> <p><b>Geographical area</b> All town centres; but mainly Clacton, Frinton and Dovercourt.</p> <p><b>Temporary/ permanent</b> Permanent.</p>

			<p><b>Timing</b> Short term.</p>
	Will it sustain or enhance the rural economy?	No more than 3% of dwellings to be located in the countryside	<p><b>Likelihood/ certainty</b> It is highly likely that the rural economy will be sustained and enhanced. Rural employment sites and local centres will be protected from change of use, farm diversification schemes will be supported, agricultural holdings will be supported, business units will be delivered in Alresford and Weeley and expansion of Plough Road Industrial Estate is supported.</p> <p><b>Geographical area</b> Rural areas.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Over the plan period.</p>
3. Improve the skills base through increased learning opportunities for all	Will levels of educational attainment improve?	N/A	<p><b>Likelihood/ certainty</b> It is likely that levels of educational attainment will improve as the Council will work with the education authority to improve educational establishments and will seek contributions from developers to ensure that improvements required from new development can go ahead.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Ongoing.</p> <p><b>Timing</b> Over the plan period.</p>
	Do people have access to satisfying work appropriate to their skills, potential and place of residence?	N/A	<p><b>Likelihood/ certainty</b> It is highly likely that people will have access to work appropriate to their skills and place of residence as a range of jobs will be promoted throughout the plan period and employment development is supported principally within the largest settlements. Whilst the Employment Land Study predicts that the majority of jobs will come from the service industry the Council will continue to support manufacturing.</p> <p><b>Geographical area</b> District wide, but mainly the largest settlements.</p> <p><b>Temporary/ permanent</b> Jobs created are often not permanent and so there is a need for diversity and flexibility to ensure that a mix of jobs and a good amount of jobs is provided.</p> <p><b>Timing</b> Over the plan period.</p>

4. Minimise transport growth whilst capturing the economic benefits of international gateways	Will it reduce the need to travel?	N/A	<p><b>Likelihood/ certainty</b> It is highly likely that the need to travel will be reduced as the Core Strategy will lead to mixed use development in the most accessible locations (the settlement hierarchy helps to ensure this). However, rural employment is supported, which may increase the need to travel and an increase in visitors to the district will increase the amount of car journeys.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Visitor trips will largely occur in the summer months.</p> <p><b>Timing</b> Over the plan period.</p>
	Will sustainable modes of transport increase?	N/A	<p><b>Likelihood/ certainty</b> It is highly likely that sustainable modes of travel will increase as the Core Strategy will deliver a number of green infrastructure projects, supports improvements to the railway network and supports improvements to the bus network. Sustainable freight is also encouraged.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent; once improvements are made sustainable travel will continue to increase.</p> <p><b>Timing</b> Over the plan period; although as the plan period progresses sustainable travel will increase.</p>
	Will it promote development of the ports?	0	<p><b>Likelihood/ certainty</b> The ports will certainly be supported and the plan assumes that Bathside Bay will come forward within the plan period.</p> <p><b>Geographical area</b> Harwich and Mistley.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Long term.</p>
5. Promote wellbeing through community cohesion and social capital	Will effective social infrastructure and services be provided?	N/A	<p><b>Likelihood/ certainty</b> Social infrastructure and services will be delivered as part of development and the Core Strategy already identifies necessary infrastructure in certain locations. The Community Infrastructure Levy (CIL) will increase the amount of contributions towards infrastructure as even small scale development will be required to contribute.</p> <p><b>Geographical area</b> District wide.</p>

			<p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Whilst infrastructure will be required throughout the plan period and will be secured through planning obligations CIL will not be implemented in the short term. A charging schedule needs to be adopted and has to go through public consultation and an examination in public.</p>
	Will existing public space be retained and new public space be created?	N/A	<p><b>Likelihood/ certainty</b> Existing open space will be protected and new open space will be created as part of development. This already occurs and so it is almost certain that this will continue.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Over the plan period.</p>
	Will it reduce actual crime and the fear of crime?	N/A	<p><b>Likelihood/ certainty</b> It is likely that actual crime and the fear of crime will be reduced as development will be required to incorporate features to design out crime and high quality design will improve the appearance of an area; making it appear safer.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Whilst not permanent measures to design out crime will be long term.</p> <p><b>Timing</b> Over the plan period.</p>
	Will it reduce pollution (including air, water, soil, noise, vibration and light)?	N/A	<p><b>Likelihood/ certainty</b> The impact on pollution is mixed. The Core Strategy will reduce the need to travel and promote sustainable travel, which will reduce air pollution. However, an increase in visitors will increase levels of air pollution. The quality of bathing waters is likely to improve as a result of increased visitor numbers. Development of greenfield land will adversely affect soils; however the Site Allocations DPD can help to ensure that the highest grade agricultural land is safeguarded from development. SuDS will help in reducing water and soil pollution.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Some pollution may be temporary.</p>

			<p><b>Timing</b> Over the plan period.</p>
6. Reduce levels of poverty and exclusion	Will it contribute to health and income equality?	N/A	<p><b>Likelihood/ certainty</b> The Core Strategy will deliver more jobs and a wide range of jobs, which will reduce levels of deprivation and contribute to income equality. It is certain that Health Impact Assessments will be required for major developments of over 50 dwellings and these will ensure that health inequality is addressed.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Significant improvements will be seen within the medium to long term; although in the short term levels of deprivation should decrease as regeneration programmes are implemented.</p>
	Will it promote social cohesion?	N/A	<p><b>Likelihood/ certainty</b> It is likely that social cohesion will be promoted as the development policies ensure that residential amenity is a key development control consideration. Additionally, community facilities will very likely be retained under the Core Strategy and new facilities delivered.</p> <p><b>Geographical area</b> Impacts will occur across the district; more positive impacts from the retention of community facilities may occur in rural areas.</p> <p><b>Temporary/ permanent</b> Temporary; impacts on social cohesion are changeable.</p> <p><b>Timing</b> Ongoing.</p>
7. Reduce contributions to climate change	Will it reduce greenhouse gas emissions?	Reduction of 10% by 2010	<p><b>Likelihood/ certainty</b> It is certain that greenhouse gas emissions from new build will be reduced. From 2010 new dwellings will reduce carbon dioxide emissions by 25% from 2006 building regulations, 44% reduction by 2013 and 100% reduction by 2016. Whilst there are currently no standards for commercial development the government is looking at this and so it is very likely that standards will be introduced within the plan period. It is likely that the need to travel will be reduced by creating compact mixed use developments and sustainable travel will likely increase through creating improved linkages. However, despite a per capita reduction, an increase in population may increase greenhouse gas emissions overall for the district. There is some uncertainty here as sustainable travel improvements may encourage existing residents to use the car less, which will reduce emissions and new employment opportunities in the district will very likely reduce levels of out-commuting.</p> <p><b>Geographical area</b></p>

			<p>District wide.</p> <p><b>Temporary/ permanent</b> Cycling and walking may be seasonal.</p> <p><b>Timing</b> This is uncertain; greenhouse gas emissions should reduce as the plan period progresses owing to stricter building regulations (buildings account for approximately 40% of the UKs CO<sub>2</sub> emissions), however the population will continue to increase as the plan period progresses.</p>
	Will sustainable design and construction techniques be employed?	100% by 2010	<p><b>Likelihood/ certainty</b> It is highly likely that sustainable design and construction techniques will be employed. The Core Strategy includes a policy encouraging development to be built to level 3 of the code for sustainable homes and for non-residential development to achieve a BREEAM rating of very good. Whilst these are voluntary assessments the most expensive part of the Code to implement is the energy category and from 2010 changes to building regulations will become in line with level 3 of the Code. Whilst there are currently no standards for commercial development the government is looking at this and so it is very likely that standards will be introduced within the plan period.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Techniques will improve and more will be implemented as the plan period progresses.</p>

	Will it minimise the risk of flooding to people and properties?	0	<p><b>Likelihood/ certainty</b> It is highly likely that the risk of flooding will be minimised. Development will need to pass the sequential test and exception test, and part of this is to demonstrate that the risk of flooding will not increase on the site or elsewhere. SuDS will certainly be incorporated into the majority of developments as the Core Strategy requires applicants to justify the non use of SuDS. Additionally, strict occupancy restrictions for holiday accommodation will be applied in areas of flood risk. Whilst Harwich, Walton and Jaywick are all areas of flood risk where regeneration will be supported development will still have to pass the sequential test and exception test and be submitted with a flood risk assessment, which will ensure that the risk of flooding will not increase.</p> <p><b>Geographical area</b> District wide but more of an issue in Harwich, Walton and Jaywick.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> The risk of flooding is likely to increase over the plan period as sea levels rise and precipitation increases as a result of climate change.</p>
	Does it provide areas of accessible green space to allow the dispersal of species?	N/A	<p><b>Likelihood/ certainty</b> It is very likely that green infrastructure will be provided. The Haven Gateway Green Infrastructure identifies numerous projects and the Core Strategy identifies some of the projects that will be expected to come forward as part of development; Pickers Ditch Walkway, a country park in West Clacton, Harwich Linear Park and Brightlingsea country park. Crag Walk in Walton-on-the-Naze has received funding and is being progressed by In-Tend.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Ongoing.</p>
	Will it lead to an increased proportion of energy needs being met from renewable sources?	N/A	<p><b>Likelihood/ certainty</b> It is highly likely that renewable energy will increase over the plan period. The Core Strategy includes a 10% minimum target for the amount of energy generated to come from renewable energy. It is most likely that renewable energy technologies will be required as part of development as in order to meet the phased improvements to building regulations.</p> <p><b>Geographical area</b> District wide.</p>

			<p><b>Temporary/ permanent</b> Long term.</p> <p><b>Timing</b> Renewable energy will increase as the plan period progresses owing to improvements to building regulations.</p>
8. Protect and enhance natural and historic environmental assets	Will it preserve or enhance biodiversity?	No loss	<p><b>Likelihood/ certainty</b> It is very likely that biodiversity will be preserved through the protection of environmentally protected sites. Whilst biodiversity may be enhanced through habitat creation as part of development this will not occur in every case. SuDS will be required for every development and where possible techniques that will enhance biodiversity (e.g. green roofs, bio-retention areas and ponds) should be used. The Harwich Linear Park will include a wetland wildlife habitat.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Ongoing.</p>
	Will environmentally protected sites be protected or enhanced?	No loss	<p><b>Likelihood/ certainty</b> It is very likely that environmentally protected sites will be protected as legislation exists to protect international and national sites from harm. Local Sites are protected by the nature conservation policy in the Core Strategy. However, Bathside Bay, which the Core Strategy supports, will adversely affect the integrity of the Stour and Orwell Estuaries SPA/ Ramsar site and the Brightlingsea waterfront development (already committed) is likely to affect the Colne Estuary SPA/ Ramsar site through increased levels of disturbance. Furthermore, the promotion of the districts natural assets as tourist attractions could affect environmentally protected sites and development in east Clacton could affect the Holland Haven Marshes SSSI.</p> <p><b>Geographical area</b> District wide but mostly along the district's coast.</p> <p><b>Temporary/ permanent</b> Adverse effects to environmentally protected sites could permanently affect sites.</p> <p><b>Timing</b> Ongoing.</p>
	Will it protect Greenfield land?	25%	<p><b>Likelihood/ certainty</b> The Core Strategy gives certainty about the type of development that will be acceptable in the countryside; thus protecting greenfield land from inappropriate development. However, the Strategic Housing Land Availability Assessment predicts that 80% of new housing will be built on greenfield land.</p> <p><b>Geographical area</b> District wide.</p>

			<p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Ongoing; brownfield land should be developed before greenfield land comes forward.</p>
	Will landscape quality be maintained?	No loss high value	<p><b>Likelihood/ certainty</b> It is likely that landscape quality will be maintained as numerous policies are included in the Core Strategy that require landscape protection and development to be compatible with the character of an area. The Dedham Vale Area of Outstanding Natural Beauty, which is the highest quality landscape in the district, will also be protected and likely enhanced. However, some development will occur in the coastal protection belt; care must be taken to avoid the areas of highest quality landscape at the Site Allocations stage.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Ongoing.</p>
	Will historic assets be protected or enhanced?	N/A	<p><b>Likelihood/ certainty</b> It is highly likely that historic assets will be protected as legislation exists to protect the historic environment and the Core Strategy contains policies requiring the protection and enhancement of the historic environment. The Core Strategy includes reference to a local list, which will protect historic buildings that are not statutorily listed. Clacton Town Centre and Seafront, Harwich, Dovercourt Town Centre, Mistley and Brightlingsea are all historic areas and the Core Strategy promotes regeneration of these areas, which will enhance the historic environment.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Harm to historic assets would be permanent.</p> <p><b>Timing</b> Ongoing.</p>
9. Ensure the prudent use of natural resources	Does it minimise waste and increase rates of reuse and recycling?	24	<p><b>Likelihood/ certainty</b> The Core Strategy contains an emphasis on the re-use of land and buildings. Several policies in the Core Strategy refer to the need to provide storage areas for recycling, which is likely to increase rates of householder recycling.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> -</p>

			<p><b>Timing</b> Ongoing.</p>
	Will water quality be maintained or improved?	N/A	<p><b>Likelihood/ certainty</b> The Water Cycle Study has identified that there are issues in terms of wastewater and if these are not addressed before development comes forward water quality will be adversely affected. Jaywick sewage treatment works (STWs) is above capacity and growth is likely to result in flooding from sewers draining to West Road and into a combined sewer outflow. The discharge at Harwich STW is already raised above consents, however only one of two aeration lanes is online and so there is capacity for another 50% of secondary treatment. Frinton and Walton STW has headroom to cope with growth, but sewers will need upgrading. Manningtree STW is operating at 20% above consented dry weather flows. Manningtree is a source protection zone and so care needs to be taken with the use of SuDS to ensure that groundwater is not polluted. Brightlingsea STW is already within 20% of the consent limit and likely to exceed consent limits by 2011/2.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Impacts on water quality could be temporary and permanent.</p> <p><b>Timing</b> Ongoing.</p>
	Will it maximise the energy efficiency of development?	100% by 2010	<p><b>Likelihood/ certainty</b> It is certain that energy efficiency measures will be employed. From 2010 new dwellings will reduce carbon dioxide emissions by 25% from 2006 building regulations, 44% reduction by 2013 and 100% reduction by 2016. Whilst there are currently no standards for commercial development the government is looking at this and so it is very likely that standards will be introduced within the plan period. What is uncertain, however, is whether energy efficiency will be maximised.</p> <p><b>Geographical area</b> District wide.</p> <p><b>Temporary/ permanent</b> Permanent.</p> <p><b>Timing</b> Energy efficiency measures will improve and more will be implemented as the plan period progresses.</p>